

LOT 7
AMELIA BLUFF OR 2364/1680

NECKYFAROW STEVEN
737 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0007-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1054.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100	2022	2,403	696,661
FGR	549	55	2022	302	87,554
FOP	144	30	2022	43	12,466
FSP	231	40	2022	92	26,672
FST	36	55	2022	20	5,798
TOTALS	3,363			2,860	829,151

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	2,860	184.4092	291.37	833,318	2022	2022	0	0	0	99.50
1 SFR CUST - 100% - 2023											
Heated Area: 2403											
HX Base Yr 2023											
The floor plan diagram shows a large rectangular area with several internal partitions. The dimensions are as follows: Top horizontal segments: 18, 21, 14, 6. Right vertical segment: 51. Bottom horizontal segments: 20, 18, 16, 7, 10, 3, 7, 6, 4, 5. Left vertical segment: 34. Internal vertical segments: 11, 11, 10, 16. Internal horizontal segments: 11, 15, 3, 7, 5. Labeled areas: FST 2022 (top right), FSP 2022 (top center), FGR 2022 (bottom left), FOP 2022 (bottom center), BAS 2022 (center).											