

LOT 101 & PT OF UNNAMED TRACT
IN OR 2730/1999
THE RESIDENCE @ AMELIA

BROKAW TRUST/BROKAW STEPHEN M TRUSTEE
2164 KETCH CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0101-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 70		
Interior Floo		12	HARDWOOD 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Stories			1. 1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		04	Quality Level 04		
DOR CODE		0100 SINGLE FAMILY			
MAP NUM			MKT AREA		01
NEIGHBORHOOD/LOC		1049.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1993	1,516	285,760
FGR	440	55	1993	242	45,616
FOP	24	30	1993	7	1,319
FSP	220	40	2002	88	16,588
TOTALS	2,200			1,853	349,283

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,853	140.3556	221.76	410,921	1993	1993	0	0	0	15.00	85.00

1 SFR CUST - 100% - 2025