

S1/2 OF LOT 37
THE RESIDENCE @ AMELIA
LANDINGS #4 PB 6/29

STEVENS MORRIS A & DEBORAH W
2325-A 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0037-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
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			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100	1998	1,337	187,229
FGR	264	55	1998	145	20,306
FOP	9	30	1998	3	421
UEP	216	60	2015	130	18,205
TOTALS	1,826			1,615	226,159

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,615	160.5031	160.50	259,208	1998	1998	0	0	0 12.75	87.25
1 TOWNHOUSE - 0% - 0											
						Heated Area: 1337	HX Base Yr				
The floor plan diagram shows a building layout with four labeled areas: UEP 2015 (top left), BAS 1998 (center), FOP 1998 (bottom left), and FGR 1998 (bottom right). Dimensions are provided for various segments: UEP 2015 (18x12), BAS 1998 (22x36), FOP 1998 (4.2x14.23), and FGR 1998 (12x22). Other dimensions include 10, 12, 14, 16, 18, 22, 29, 36, 4, 10, 12, 14, 22, 29, 36, 4, 10,											

EXTRA FEATURES							2325 1ST AV A, FERNANDINA BEACH				INC DATE						AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1	0855	CONC PAVER	0	0	0	0	453.00	SF	10.00	10.00	100	2018	2018	3	97	4,394				
2	0855	CONC PAVER	0	0	0	0	193.00	SF	10.00	10.00	100	2018	2018	3	97	1,872				
3	0855	CONC PAVER	0	0	36	10	360.00	SF	10.00	10.00	100	2018	2018	3	97	3,492				