

LOT 155
AMELIA NATIONAL #1 PB 7/48
UTIL ESMT OR 2267/1105

KUISEL GREGORY J & PATTI
95440 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0155-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4042.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,312	100	2020	3,312	656,900
FGR	786	55	2020	432	85,683
FOP	318	30	2020	95	18,842
FOP	396	30	2020	119	23,603
FST	30	55	2020	16	3,174
TOTALS	4,842			3,974	788,202

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,974	127.4445	201.36	800,205	2020	2020	0	0	1.50	98.50

1 SFR CUST - 100% - 2021

Heated Area: 3312

HX Base Yr 2021