

LOT 186
IN OR 2317/128
AMELIA NATIONAL #1B PB 7/191

DELUCA DONALD R TRUST/DELUCA DONALD R TRUSTEE
95225 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0186-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
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			
Occupancy	00	NONE 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	2,755	100	2019	2,755	462,304
FGR	671	55	2019	369	61,920
FOP	133	30	2019	40	6,712
FSP	217	40	2019	87	14,599
TOTALS	3,776			3,251	545,536

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,251	108.3760	171.23	556,669	2019	2019	0	0	0	2.00	98.00
1 SFR CUST - 100% - 2020				Heated Area: 2755				HX Base Yr 2020				
The floor plan diagram shows a building layout with three labeled areas: BAS 2019 (a large central rectangle), FGR 2019 (a smaller rectangle at the bottom left), and FOP 2019 (a small rectangle at the bottom right). Dimensions are provided for various segments: BAS 2019 has a top width of 18 and a right height of 68; FGR 2019 has a top width of 31 and a right height of 23; FOP 2019 has a top width of 7 and a right height of 7. Other dimensions include 53 on the left, 21 on the bottom left, 10 on the bottom, 19 on the bottom right, 15 on the right, 13 on the right, 14 on the bottom right, 17 on the top right, 10 on the top left, 4.2 on the top left, 4.2 on the top right, 4.2 on the bottom right, 19 on the bottom												