

LOT 193
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

MCKINLEY GREGORY & CYNTHIA L/E/
95143 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0193-0000



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	11	CLAY TILE 80			
Interior Floor	14	CARPET 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			
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	2,318	100	2019	2,318	407,964
FGR	747	55	2019	411	72,335
FOP	24	30	2019	7	1,232
FSP	171	40	2019	68	11,968
TOTALS	3,260			2,804	493,499

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,804	113.6640	179.59	503,570	2019	2019	0	0	2.00	98.00
1 SFR CUST - 100% - 2020						Heated Area: 2318		HX Base Yr 2020			
The diagram is a floor plan with three labeled areas: BAS 2019 (a large central rectangle), FGR 2019 (a smaller rectangle at the bottom left), and FSP 2019 (a small rectangle at the top right). Dimensions are provided for various segments: BAS 2019 has a left vertical segment of 47, a top horizontal segment of 13, a right vertical segment of 56, and a bottom horizontal segment of 25. FGR 2019 has a left vertical segment of 21 and a bottom horizontal segment of 12. FSP 2019 has a top horizontal segment of 19 and a right vertical segment of 9. Other dimensions include 4.2, 6, 9, 12, 19, 22, 26, 3, 4, 8, and 12.											
BLD DATE					LGL DATE			05/08/2025			
XF DATE					LAND DATE			MLU			