

LOT 344
IN OR 2219/150
AMELIA NATIONAL #1B PB 7/191

GRANT EDWARD A & MELONIE S
95475 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0344-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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	2,725	100	2018	2,725	441,079
FGR	242	55	2018	133	21,528
FGR	420	55	2018	231	37,391
FOP	34	30	2018	10	1,619
FSP	208	40	2018	83	13,435
TOTALS	3,629			3,182	515,051

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,182	105.6160	166.87	530,980	2018	2018	0	0	3.00	97.00
1 SFR CUST - 100% - 2019						Heated Area: 2725		HX Base Yr 2019			
The diagram is a site plan for a single-family residential (SFR) property. It shows the layout of the property with various areas labeled in blue text: FSP 2018, BAS 2018, FGR 2018, FOP 2018, and FGR 2018. Dimensions are provided for various sections and the overall lot. The lot is bounded by 52 on the left, 31 on the top, 20 on the right, and 22 on the bottom. The FSP 2018 area is a rectangle with dimensions 16 by 13. The BAS 2018 area is a large rectangle with dimensions 29 by 52. The FGR 2018 area is a rectangle with dimensions 21 by 20. The FOP 2018 area is a small rectangle with dimensions 6 by 4. The FGR 2018 area is a rectangle with dimensions 21 by 22. The overall lot dimensions are 52 by 31.											