

PT OF LOT 62
IN OR 2453/777
SUB OF SEC 4 PB 0/59

TERRY DAVID & SARA
2632 AMELIA ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0740-0062-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 02	
NEIGHBORHOOD/LOC	2021.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,323	100
FGR	518	55
FOP	234	30
FSP	452	40
FST	32	55
FUS	480	100
PTO	60	5
UOP	42	20
TOTALS	4,141	3,368

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,368	126.1136	175.30	590,410	2006	2011	0	0	6.50	93.50
3 SNGL FAM			100% - 2022		Heated Area: 2803			HX Base Yr 2022			

BLD DATE	04/19/2007	KW	LGL DATE	
XF DATE			LAND DATE	04/21/2026

MLN

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BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		10	ABOVE AVG 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		07	NONE 100		
Interior Floo		03	CONC FINSH 100		
Air Condition		01	NONE 100		
Heating Type		01	NONE 100		
Bedrooms			0 100		
Bathrooms			0 100		
Frame		02	WOOD FRAME 100		
Stories		0	0 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2007	880	14,826
TOTALS	880			880	14,826

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	880	54.0000	21.06	18,533	2007	2010	0	0	20.00	80.00
4 GARAGE RES		100% - 2022		Heated Area: 880				HX Base Yr 2022			
22 40 40 22 BAS 2007											