

LOT 163
ISLE DE MAI AT AMELIA #2
PB 7/188

G & E TRUST/EPSTEIN ELIZABETH TRUSTEE
647 SANTA MARIA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0163-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2012	2,114	380,652
FGR	663	55	2012	365	65,723
FOP	50	30	2012	15	2,701
FSP	256	40	2013	102	18,366
FST	12	55	2012	7	1,260
FUS	372	100	2012	372	66,983
PTO	9	5	2012	0	0
TOTALS	3,476			2,975	535,686

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,975	105.4633	192.58	572,926	2012	2012	0	0	6.50	93.50
1 SFR CUST 100% - 2026 Heated Area: 2486 HX Base Yr 2026											