

BLOCK 2 LOT 10
IN OR 994/1462
AMELIA PARK PHASE 1 UNIT 1

MCCAVITT KATHLEEN M
1702 PARK AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0002-0100



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	682	100	1999	682	120,985
FOP	176	30	1999	53	9,402
HXB	645	100	1999	645	114,421
HXB	1,638	100	1999	1,638	290,577
HXG	682	55	1999	375	66,525
HXP	312	30	1999	94	16,676
HXS	267	40	2009	107	18,981
TOTALS	4,402			3,594	637,567

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
9	1126	CB/STC 8"	0	100	0	0	100.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,594	122.1300	202.74	728,648	1999	1999	0	0	0 12.50	87.50
1 SFR CUST 85% - 2016 Heated Area: 2965 HX Base Yr											
1702 PARK AV, FERNANDINA BEACH											

TOTAL OB/XF 54,384											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	0.00	0.00	50.00	FF	1.00