

LOT 16
AMELIA BLUFF OR 2364/1680

MCARTHUR & MAHONEY TRUST/MCARTHUR KAREN A TRUSTEE
744 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1190-0016-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1054.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2024	2,343	662,155
FGR	588	55	2024	323	91,283
FOP	71	30	2024	21	5,935
FOP	225	30	2024	68	19,217
FUS	423	100	2024	423	119,544
STR	76	10	2024	8	2,261
TOTALS	3,726			3,186	900,395

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,186	171.1016	284.03	904,920	2023	2023	0	0	0.50	99.50
1 SFR CUST 100% - 2024						Heated Area: 2766			HX Base Yr 2024		
The floor plan diagram illustrates the layout of a single-family residence (SFR) for the year 2024. The main structure is a large rectangle with several internal divisions. Key areas include: FOP 2024 (Front Porch): Located at the top center, with dimensions 25' x 25'. BAS 2024 (Bathroom): Located in the center, with dimensions 42' x 25'. FGR 2024 (Front Garden): Located at the bottom left, with dimensions 25' x 21'. FOP 2024 (Front Porch): Located at the bottom center, with dimensions 10' x 10'. FUS 2024 (Front Utility Space): Located at the top right, with dimensions 18' x 11'. STR 2024 (Storage Room): Located at the bottom right, with dimensions 4' x 4'. Other dimensions and labels include: 18', 9', 25', 2, 7, 12, 2, 33, 10, 3, 17, 12, 25, 21, 6, 4, 8, 5, 11, 5, 12, 22, 15, 4, 4, 8, 9, 8.											
BLD DATE					LGL DATE						
XF DATE					LAND DATE						