

LOT 19
AMELIA BLUFF OR 2364/1680

BUSYTOWN FAMILY TRUST/LANE ANDREW JOSEPH TRUSTEE
732 GREENRIDGE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1190-0019-0000



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	12	HARDWOOD 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	2,101	100	2023	2,101	655,904
FGR	456	55	2023	251	78,359
FOP	153	30	2023	46	14,361
FSP	253	40	2023	101	31,531
TOTALS	2,963			2,499	780,155

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	2,499	189.9648	315.34	788,035	2022	2022	0	0	1.00	99.00
1 SFR CUST 100% - 2023											
Heated Area: 2101											
HX Base Yr 2023											
The site map shows a property layout with several labeled areas and dimensions. The areas are BAS 2023, FSP 2023, FGR 2023, and FOP 2023. The dimensions are as follows: - Top boundary: 15, 23, 17 - Left boundary: 43, 6 - Bottom boundary: 19, 10, 18 - Right boundary: 32, 2, 24 - Internal dimensions: 11, 23, 11, 16, 5, 3, 14, 7, 2, 7, 3, 21											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							