



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,837	100	2022	2,837	461,290
FGR	494	55	2022	272	44,226
FOP	92	30	2022	28	4,553
FOP	280	30	2022	84	13,658
STP	22	10	2022	2	325
TOTALS	3,725			3,223	524,053

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,223	98.9368	164.24	529,346	2022	2022	0	0	1.00	99.00
1 SFR CUST			100% - 2023			Heated Area: 2837			HX Base Yr 2023		
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
						05/08/2025 MLU					

EXTRA FEATURES							95315 AMELIA NATIONAL PKWY, FERNANDINA BEACH, FL 32035							AG DATE		FOR INFO	
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/ XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
3	0912	SCRN RM G	0	100	49	17	833.00	SF	21.00	21.00	100	2025	2024		97	16,968	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	