

LOT 21
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MASON JACK R & LINDA D
95195 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0021-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
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	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4067.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	203,198
FGR	460	55	253	27,000
FOP	54	30	16	1,708
FOP	126	30	38	4,055
FUS	467	100	467	49,840
PTO	128	5	6	641
STR	37	10	4	427
TOTALS	3,176		2,688	286,868

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,688	119.4480	107.80	289,766	2019	2019	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2023						Heated Area: 2371			HX Base Yr 2023			