

LOT 78
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

PUNTO ALEXIS/MIRANDA HELMAT
95289 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0078-0000



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 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		6 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories		0 100		
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	2,756	100	2,756	266,661
FGR	675	55	371	35,896
FOP	170	30	51	4,935
FSP	200	40	80	7,740
FUS	892	100	892	86,307
STR	40	10	4	387
TOTALS	4,733		4,154	401,926

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,154	108.8472	98.23	408,047	2018	2018	0	0	1.50	98.50	

1 SINGLE FAM - 100% - 2022 Heated Area: 3648 HX Base Yr 2022

The site map shows a large rectangular lot with several smaller rectangular areas labeled in blue text. The lot is divided into five main sections: BAS 2018 (a large central area), FGR 2018 (a rectangular area at the bottom left), FOP 2018 (a small rectangular area at the bottom right), FUS 2018 (a rectangular area at the bottom right, adjacent to FOP 2018), and FSP 2018 (a small rectangular area at the top left). Dimensions are provided for each section and the overall lot. The lot is bounded by a street on the left and a street on the right. The lot is divided into five main sections: BAS 2018 (a large central area), FGR 2018 (a rectangular area at the bottom left), FOP 2018 (a small rectangular area at the bottom right), FUS 2018 (a rectangular area at the bottom right, adjacent to FOP 2018), and FSP 2018 (a small rectangular area at the top left). Dimensions are provided for each section and the overall lot. The lot is bounded by a street on the left and a street on the right.

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE