

LOT 1
(EX PT IN OR 2486/1274)
AMELIA CONCOURSE PH 3 UNIT C

PHILLIPS THEODORE G & HEATHER
3 RICHARDI LANE NORTH
CONWAY, NH 03860

2023

30-2N-28-0152-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4067.200	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,527	100
FGR	593	55
FOP	74	30
FOP	208	30
FUS	383	100
STR	20	10
TOTALS	3,805	3,322

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,322	113.7948	102.70	341,169	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023 Heated Area: 2910 HX Base Yr											
BLD DATE	03/03/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

EXTRA FEATURES										95515 ORCHID BLOSSOM TR, FERNANDINA BEACH				INC DATE		AG DATE	
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	0812	CONCRETE C	0	0	0	0	2,064.00	SF	4.00	4.00	100	2022	2022	3	100	8,256	