

LOT 3
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SHORTER ALISON ALEASE/RICHARDS KINDRICK DUPREE
95499 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0003-0000



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	11	CLAY TILE 60		
Interior Floor	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2,300	240,212
FGR	399	55	219	22,872
FOP	128	30	38	3,969
FOP	240	30	72	7,520
FUS	479	100	479	50,027
PTO	128	5	6	627
STR	15	10	2	209
TOTALS	3,689		3,116	325,435

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,116	115.7268	104.44	325,435	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023						Heated Area: 2779		HX Base Yr			