

LOT 62
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

RUSS ROY & DEBORAH
95348 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0062-0000



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	13	LVT/LAMMT 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1 100		
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	2,505	100	2,505	245,891
FGR	603	55	332	32,589
FOP	214	30	64	6,282
FSP	208	40	83	8,147
TOTALS	3,530		2,984	292,909

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,984	108.7674	98.16	292,909	2022	2022	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2023 Heated Area: 2505 HX Base Yr 2023

The floor plan diagram shows a main rectangular area with several internal partitions. The dimensions are as follows:

- Top horizontal segments: 17, 16, 17
- Left vertical segment: 67
- Bottom horizontal segments: 3, 12, 6, 30
- Right vertical segment: 47
- Internal vertical segments: 13, 13, 13, 23, 10, 4
- Internal horizontal segments: 16, 21, 7, 11

Four areas are labeled in blue text:

- BAS 2022**: Located in the upper left portion of the main area.
- FSP 2022**: Located in the upper right portion of the main area.
- FGR 2022**: Located in the lower right portion of the main area.
- FOP 2022**: Located in the lower left portion of the main area.

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