

LOT 69
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MASON SUSAN M
95422 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0069-0000



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 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		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	2,507	100	2,507	263,736
FGR	549	55	302	31,770
FOP	65	30	20	2,104
FOP	208	30	62	6,522
TOTALS	3,329		2,891	304,133

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,891	116.5647	105.20	304,133	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022						Heated Area: 2507		HX Base Yr			
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