

LOT 153
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

FINNEGAN SHAUN ET AL/TIERNEY ROSANNE
94891 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0153-0000



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.	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
BAS	2,526	100
FGR	622	55
FOP	65	30
FOP	208	30
TOTALS	3,421	2,950

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,950	116.5647	105.20	310,340	2021	2021	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 0												
Heated Area: 2526												
HX Base Yr												
The diagram is a floor plan of a single-family home. It features three main rooms labeled in blue: FOP 2021 (Front Office/Parlor), BAS 2021 (Bathroom), and FGR 2021 (Front Garden/Room). The FOP 2021 is located in the upper left, measuring 13 by 16. The BAS 2021 is in the center, measuring 67 by 11. The FGR 2021 is in the lower left, measuring 22 by 22. The overall dimensions of the house are 47 by 67. The plan includes various wall segments and openings, with dimensions provided for each. The total heated area is 2526. The HX Base Yr is 2021.												

BLD DATE	03/03/2023	NW	LGL DATE
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