

LOT 27
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TOWSLEY TROY WILLIAM &/GODOI TANIA DO AMARAL ETAL
95171 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0027-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMT 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	4067.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2,801	270,672
FGR	675	55	371	35,851
FOP	170	30	51	4,928
FSP	200	40	80	7,731
FUS	892	100	892	86,197
PTO	136	5	7	676
STR	40	10	4	386
TOTALS	4,914		4,206	406,443

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,206	102.7488	97.61	410,548	2020	2020	0	0	0	1.00 99.00
1 SINGLE FAM - 100% - 2022				Heated Area: 3693				HX Base Yr 2022			