

LOT 31
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BORDELON MELISSA
95155 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0031-0000



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	11	CLAY TILE 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	1.5	1.5 100		
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	1,924	100	1,924	217,410
FGR	440	55	242	27,346
FOP	54	30	16	1,808
FOP	126	30	38	4,294
FUS	467	100	467	52,770
STR	37	10	4	452
TOTALS	3,048		2,691	304,081

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,691	120.7584	114.72	308,712	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2024

Heated Area: 2391

HX Base Yr 2024

The floor plan diagram illustrates the layout of a single-family home with a heated area of 2391. The plan includes several rooms and areas, each labeled with a code and year (2019):

- FOP 2019**: Located in the upper left section, with dimensions 11, 16, 6, 2.9, 14, 8, and 8.
- BAS 2019**: A large central area, with dimensions 17, 63, 14, 36, 20, 11, 5, 9, 6, 9, 14, 15, 20, 22, and 11.
- FGR 2019**: Located in the lower left section, with dimensions 20, 11, 9, 6, 9, 14, 15, 20, 22, and 11.
- FUS 2019**: Located in the upper right section, with dimensions 14, 32, 36, 7, 3, 3, 4, 4, and 7.
- STR 2019**: A small area in the lower right section, with dimensions 3, 3, 4, 4, and 7.

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE