

LOT 140
IN OR 2239/1491
AMELIA CONCOURSE SUB PHASE 2

ROBERTSON SABRINA & JAY
95158 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0140-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
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	1,894	100	1,894	208,313
FGR	460	55	253	27,826
FOP	54	30	16	1,760
FOP	256	30	77	8,469
FUS	467	100	467	51,363
STR	37	10	4	440
TOTALS	3,168		2,711	298,171

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,711	118.1376	112.23	304,256	2018	2018	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2019 Heated Area: 2361 HX Base Yr 2019

The site map shows a property layout with several labeled areas and dimensions. The main area is labeled 'BAS 2018' with a dimension of 63. To the right is a large rectangular area labeled 'FUS 2018' with dimensions 32, 14, 36, and 7. Below 'FUS 2018' is a small rectangular area labeled 'STR 2018' with dimensions 4, 3, 4, and 7. To the left of 'FUS 2018' is a large rectangular area labeled 'FGR 2018' with dimensions 20, 23, 20, and 11. Above 'FGR 2018' is a rectangular area labeled 'FOP 2018' with dimensions 16, 16, 8, and 12. To the left of 'FGR 2018' is a rectangular area labeled 'FOP 2018' with dimensions 16, 16, 8, and 12. The overall lot dimensions are 63, 15, 11, 20, 23, 20, 11, 15, 6, 9, 12, 6, 9, 15, 6, 9, 12