

LOT 45  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

HIGBEE JAMES ANDREW & JULIE ANN  
95188 ORCHID BLOSSOM TR  
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0045-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 13               | LVT/LAMT 70      |              |                      |
| Interior Floor           | 14               | CARPET 30        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 4 100            |              |                      |
| 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         | 4067.200         |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,801            | 100              | 2,801        | 276,219              |
| FGR                      | 675              | 55               | 371          | 36,586               |
| FOP                      | 170              | 30               | 51           | 5,030                |
| FSP                      | 200              | 40               | 80           | 7,889                |
| FUS                      | 532              | 100              | 532          | 52,463               |
| PTO                      | 136              | 5                | 7            | 691                  |
| STR                      | 32               | 10               | 3            | 296                  |
| TOTALS                   | 4,546            |                  | 3,845        | 379,173              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 3,845     | 104.3280    | 99.11          | 381,078        | 2021 | 2021 | 0    | 0    | 0.50 | 99.50  |

1 SINGLE FAM - 100% - 2022