

LOT 119  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

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95202 CORNFLOWER DR  
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0119-0000



| 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            | 13               | LVT/LAMMT 70     |              |                      |
| Interior Floo            | 14               | CARPET 30        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 5 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| 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      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,211            | 100              | 2,211        | 230,466              |
| FGR                      | 380              | 55               | 209          | 21,786               |
| FOP                      | 122              | 30               | 37           | 3,857                |
| FOP                      | 128              | 30               | 38           | 3,961                |
| PTO                      | 128              | 5                | 6            | 626                  |
| TOTALS                   | 2,969            |                  | 2,501        | 260,695              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0100               | 01  | 2,501     | 110.2752    | 104.76         | 262,005        | 2021 | 2021 | 0    | 0    | 0 | 0.50 | 99.50  |

1 SINGLE FAM - 100% - 2022