

LOT 145
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

TEBBUTT LIVING TRUST/TEBBUTT G I TRUSTEE
94979 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0145-0000



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,916	100	1,916	216,891
FGR	440	55	242	27,394
FOP	54	30	16	1,811
FOP	126	30	38	4,302
PTO	128	5	6	679
TOTALS	2,664		2,218	251,078

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	658.00	SF	5.20	5.20	100	2022	2022	3	100	3,422	
2	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50	6.50	100	2022	2022	3	100	410	

LAND DESCRIPTION			TOTAL OB/XF 3,832														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

