

LOT 166
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

ANDERSEN PER RAGNAR & SUMMER
94966 WINDFLOWER TR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0166-0000



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	12	HARDWOOD 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
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	1,411	100	1,411	144,944
FGR	649	55	357	36,673
FOP	120	30	36	3,698
FOP	134	30	40	4,109
FUS	1,481	100	1,481	152,134
STR	80	10	8	822

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,333	108.6750	103.24	344,099	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022						Heated Area: 2892		HX Base Yr 2022			
The floor plan consists of two main rectangular sections. The left section contains three labeled areas: FOP 2021 (top), BAS 2021 (middle), and FGR 2021 (bottom). The right section contains two labeled areas: FUS 2021 (top) and STR 2021 (bottom). Dimensions are provided for various sections: Top left (12, 10, 10), Left side (52, 6, 19), Bottom left (13, 4, 4, 5, 21, 6, 22, 18, 10, 13, 9, 3, 3, 14, 20, 20), Bottom right (13, 6, 21, 9, 10, 8, 10, 14), and Right side (40, 14, 9, 21, 8, 13, 52).											
BLD DATE				03/03/2023				NW		LGL DATE	