

LOT 1
IN OR 2179/1321
AMELIA CONCOURSE SUB PHASE 2

MORGAN DENNIS & SHERRY
85433 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0001-0000



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 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2018	1,904	217,997
FGR	670	55	2018	368	42,134
FOP	54	30	2018	16	1,832
FOP	254	30	2018	76	8,702
FUS	474	100	2018	474	54,270
STR	30	10	2018	3	343
TOTALS	3,386			2,841	325,279

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,841	117.4320	117.43	333,619	2018	2018	0	0	2.50	97.50

1 SINGLE FAM - 100% - 2019