

LOT 10
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DIAZ JOEL & KATHERINE
95241 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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
BAS	2,758	100
FGR	675	55
FOP	157	30
FOP	200	30
FUS	532	100
STR	32	10
TOTALS	4,354	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,771	109.8090	109.81	414,094	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2025											
Heated Area: 3290											
HX Base Yr 2025											