

LOT 11
IN OR 2203/1209
AMELIA CONCOURSE SUB PHASE 2

MATRICARDI FREDRIC & MANDI
95239 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 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		6 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
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	2,243	100	2018	2,243	250,816
FGR	399	55	2018	219	24,489
FOP	49	30	2018	15	1,677
FOP	120	30	2018	36	4,026
FUS	470	100	2018	470	52,557
STR	24	10	2018	2	224
TOTALS	3,305			2,985	333,788

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,985	115.2816	115.28	344,111	2018	2018	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2019				Heated Area: 2713				HX Base Yr 2019			
The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The main structure is a large rectangle with a total width of 56 and a total height of 40. A smaller section, labeled 'FOP 2018', is located in the upper left corner, measuring 15 by 8. Another section, labeled 'FGR 2018', is located in the lower left corner, measuring 19 by 21. A third section, labeled 'FUS 2018', is located in the upper right corner, measuring 19 by 26. A fourth section, labeled 'STR 2018', is located in the lower right corner, measuring 4 by 4. The dimensions for the main structure are: 14 (top left), 15 (top left), 8 (top left), 15 (top left), 13 (top left), 3 (top left), 6 (top left), 56 (right side), 11 (bottom right), 11 (bottom right), 7 (bottom right), 6 (bottom right), 7 (bottom right), 16 (bottom right), 9 (bottom right), 19 (bottom right), 21 (bottom right), 19 (bottom right), 5 (bottom right).											

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025

ML
