

LOT 71
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

QUINN FAMILY TRUST/QUINN FREDERICK J P III CO-TRUS
95323 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0071-0000



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	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories		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	4067.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2019	1,895	224,263
FGR	440	55	2019	242	28,640
FOP	54	30	2019	16	1,893
FOP	132	30	2019	40	4,733
FUS	467	100	2019	467	55,267
PTO	77	5	2024	4	473
PTO	119	5	2024	6	711
STR	37	10	2019	4	473
TOTALS	3,221			2,674	316,454

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,674	120.7584	120.76	322,912	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2023						Heated Area: 2362		HX Base Yr 2023			
11 7 PTO 2024 7 11 7 7 PTO 2024 7 17 5 4 FOP 2019 2 14 11 36 BAS 2019 22 20 5 6 FOP 2019 6 11 14 15 FGR 2019 11 20 16 6 8 14 14 16 63 15 14 36 FUS 2019 7 4 3 3 7 4 4 14 32 7 4											
BLD DATE						03/29/2023		NW		LGL DATE	
XF DATE										LAND DATE	
										04/23/2025	
										MLU	