

LOT 78
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

PUNTO ALEXIS/MIRANDA HELMAT
95289 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0078-0000



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		6 100			
Bathrooms		4 100			
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	2,756	100	2018	2,756	292,491
FGR	675	55	2018	371	39,373
FOP	170	30	2018	51	5,412
FSP	200	40	2018	80	8,490
FUS	892	100	2018	892	94,667
STR	40	10	2018	4	424
TOTALS	4,733			4,154	440,859

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,154	108.8472	108.85	452,163	2018	2018	0	0	2.50	97.50	

1 SINGLE FAM - 100% - 2022 Heated Area: 3648 HX Base Yr 2022

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 3648. The plan includes several rooms and a central hallway, each labeled with a code and the year 2018. The rooms are: BAS (Bathroom, 53), FGR (Garage, 23), FOP (Front Porch, 8), FUS (Front Utility, 19), FSP (Front Staircase, 9), and FUS (Front Utility, 15). The dimensions for each room are: BAS (53), FGR (23), FOP (8), FUS (19), FSP (9), and FUS (15). The overall footprint is defined by the outer boundary lines, with dimensions such as 18, 17, 4.2, 12, 14, 18, 12, 16, 4, 15, 28, 5, 10, 4, 12, 30, 12, 19, 4, 10, 5