

LOT 80
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

PEAY KATHERINE
95275 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4067.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,316	100
FGR	399	55
FOP	58	30
FOP	120	30
FUS	470	100
STR	24	10
TOTALS	3,387	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,060	117.6588	117.66	360,040	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2020

Heated Area: 2786

HX Base Yr 2020

The floor plan diagram illustrates the layout of a single-family home with various rooms and areas labeled with codes and years. The areas include:

- BAS 2018**: A large rectangular area on the left side of the plan.
- FGR 2018**: A rectangular area at the bottom left.
- FOP 2018**: A small rectangular area at the bottom center.
- FUS 2018**: A rectangular area on the right side.
- STR 2018**: A small rectangular area at the bottom right.

Dimensions are provided for each area, such as 14, 16, 15, 19, 8, 15, 48, 19, 21, 19, 9, 17, 7, 6, 8, 11, 2, 11, 4, 11, 19, 26, 19, 4, 4, 11, 26, 19, 4, 4