

LOT 96
IN OR 2225/1798
AMELIA CONCOURSE SUB PHASE 2

RODRIGUEZ SHEILA MICHELE & GERARDO
95178 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0096-0000



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	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	1,896	100
FGR	670	55
FOP	54	30
FOP	126	30
FUS	467	100
PTO	588	5
STR	37	10
TOTALS	3,838	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,818	120.7584	120.76	340,302	2018	2018	0	0	0	2.50	97.50	

1 SINGLE FAM - 100% - 2025

Heated Area: 2363

HX Base Yr

The diagram is a site plan for a single-family home. It shows the overall lot dimensions and several specific areas labeled with codes and the year 2018. The areas include: BAS 2018 (a large rectangular area on the left), PTO 2018 (a rectangular area at the top center), FOP 2018 (a small rectangular area below PTO 2018), FGR 2018 (a large rectangular area at the bottom center), FUS 2018 (a rectangular area on the right), and STR 2018 (a small rectangular area at the bottom right). Dimensions are provided for each area and the overall lot. The lot is bounded by 63 on the left, 16 on the top left, 28 on the top, 35 on the right, 20 on the bottom right, 10 on the bottom, 11 on the bottom left, 8 on the left, 15 on the bottom left, 6 on the left, 9 on the top left, 12 on the top left, 6 on the left, 6 on the left, 11 on the bottom left, 20 on the bottom, 10 on the bottom right, 21 on the right, 30 on the top right, 6 on the top right, 12 on the top right, 9 on the top right, 6 on the top right, 11 on the bottom right, 20 on the bottom right, 10 on the bottom right, 21 on the right, 30 on the top right, 6 on the top right, 12 on the top right, 9 on the top right, 6 on the top right, 11 on the bottom right, 20 on the bottom right, 10 on the bottom right, 21 on the right, 30 on the top right, 6 on the top right, 12 on the top right, 9 on the top right, 6 on the top right, 11 on the bottom right, 20 on the bottom right, 10 on the bottom right, 21 on the right, 30 on the top right, 6 on the top right, 12 on the top right, 9 on 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