

LOT 103
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SADLER JAMES W/SMITH HELEN ELIZABETH
95128 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0103-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	1,884	100	2020	1,884	220,554
FGR	400	55	2020	220	25,755
FOP	60	30	2020	18	2,107
FSP	140	40	2020	56	6,556
TOTALS	2,484			2,178	254,972

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0100	01	2,178	118.8495	118.85	258,855	2020	2020	0	0	0	1.50 98.50
1 SINGLE FAM - 100% - 2021						Heated Area: 1884		HX Base Yr 2021			
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