

LOT 126
IN OR 2194/1744
AMELIA CONCOURSE SUB PHASE 2

COFOJOHN SHIRLEY A
95294 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0126-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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	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 04
NEIGHBORHOOD/LOC	4067.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,473	100
FGR	567	55
FOP	240	30
FOP	240	30
FUS	372	100
STR	60	10
TOTALS	3,952	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,307	113.7948	113.79	376,304	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019						Heated Area: 2845		HX Base Yr 2019			

BLD DATE	03/29/2023	NW	LGL DATE	04/23/2025	ML
XF DATE			LAND DATE		