

LOT 118
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

SMITH WYATT JENNINGS & HANNAH
95194 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0118-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4067.200	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,484	100
FGR	622	55
FOP	65	30
FOP	208	30
FOP	224	30
UOP	673	20
TOTALS	4,276	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,110	106.2600	106.26	330,469	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2025

Heated Area: 2484

HX Base Yr 2025

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The areas are labeled as follows:

- BAS 2021**: A large rectangular area on the left side, measuring 67' by 47'.
- FOP 2021**: A rectangular area in the center, measuring 13' by 16'.
- FOP 2025**: A rectangular area above the FOP 2021, measuring 14' by 16'.
- UOP 2025**: A rectangular area to the right of the FOP 2025, measuring 14' by 16'.
- FGR 2021**: A rectangular area on the right side, measuring 22' by 22'.

Other dimensions and labels include:

- Top horizontal dimensions: 46' and 6.3'.
- Left vertical dimensions: 14', 17', 13', 16', 67'.
- Right vertical dimensions: 14', 17', 47', 22'.
- Bottom horizontal dimensions: 13', 9', 18', 10'.
- Internal dimensions: 17', 16', 13', 16', 22', 7', 21', 7', 8'.

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