

LOT 124
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

ETZEL JUDITH L/E/
95242 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0124-0000



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	13	LVT/LAMMT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2022	2,319	260,968
FGR	380	55	2022	209	23,520
FOP	50	30	2022	15	1,689
FSP	128	40	2022	51	5,739
TOTALS	2,877			2,594	291,914

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,594	113.0976	113.10	293,381	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023

Heated Area: 2319

HX Base Yr 2023

The floor plan diagram illustrates the layout of a single-family home. It includes three main rooms: a large basement (BAS 2022) on the left, a finished space (FSP 2022) in the upper middle, and a finished garage (FGR 2022) in the lower right. Dimensions are provided for various segments of the walls and openings. The total heated area is 2319 square feet.

Room Dimensions and Segments:

- BAS 2022:** 56 (left wall), 19 (top wall), 11 (bottom wall), 10 (bottom wall), 8 (bottom wall), 5 (bottom wall), 19 (bottom wall).
- FSP 2022:** 16 (top wall), 8 (right wall), 8 (left wall), 16 (bottom wall).
- FGR 2022:** 19 (top wall), 8 (left wall), 15 (left wall), 7 (left wall), 6 (left wall), 8 (bottom wall), 19 (bottom wall), 20 (right wall).

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