

LOT 125
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

ARTAZA ROMINA
95250 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0125-0000



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/LAMNT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
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	1,916	100	2021	1,916	212,750
FGR	440	55	2021	242	26,872
FOP	54	30	2021	16	1,777
FOP	90	30	2021	27	2,998
FOP	126	30	2021	38	4,219
PTO	128	5	2021	6	666
TOTALS	2,754			2,245	249,281

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,245	112.1610	112.16	251,799	2021	2021	0	0	1.00	99.00	

1 SINGLE FAM - 100% - 2022

Heated Area: 1916

HX Base Yr 2022

The floor plan diagram illustrates a residential layout with several labeled areas and their dimensions:

- PTO 2021**: A rectangular area at the top left with a width of 16 and a height of 8.
- FOP 2021**: A rectangular area below PTO 2021 with a width of 16 and a height of 8.
- BAS 2021**: A large rectangular area on the left side with a width of 63 and a height of 16.
- FOP 2021**: A rectangular area at the bottom left with a width of 15 and a height of 6.
- FGR 2021**: A large rectangular area on the right side with a width of 20 and a height of 22.

Other dimensions and labels include:

- Top horizontal segments: 16, 16, 12.
- Left vertical segments: 63, 16, 8, 14, 6, 12.
- Right vertical segments: 8, 6, 36, 22.
- Bottom horizontal segments: 15, 15, 20, 20.
- Internal dimensions: 8, 8, 12, 14, 5, 11, 6, 9, 11, 11, 11.

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