

LOT 129
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KELLY NICOLE/VAN BEEK CARSON
95282 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0129-0000



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 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	4067.200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	2022	1,492	185,181
FGR	484	55	2022	266	33,015
FOP	112	30	2022	34	4,220
FOP	120	30	2022	36	4,469
PTO	50	5	2022	2	248
TOTALS	2,258			1,830	227,133

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,830	124.7400	124.74	228,274	2022	2022	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024				Heated Area: 1492				HX Base Yr 2024				
12 5 10 FOP 2022 12 10 PTO 2022 5 10 10 31 12 26 48 11 22 22 20 12 2 2 11 2 11 8 11 22 11 22 2 2 11 FOP 2022 2 12 22 22 20 12 2 2 11 FGR 2022 2 12 22 22 20 12 2 2 11 FOP 2022 2 12 22 22 20 <												