

LOT 142
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

FERGUSON RUSSELL B & THERESA A
95011 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0142-0000



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	1,535	100	2020	1,535	183,282
FGR	484	55	2020	266	31,761
FOP	112	30	2020	34	4,059
FOP	120	30	2020	36	4,299
TOTALS	2,251			1,871	223,401

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2020	2020	3	98	191	
2	0810	CONCRETE A	0	100	0	0	648.00	SF	6.50	6.50	100	2020	2020	3	98	4,128	

LAND DESCRIPTION			TOTAL OB/XF 4,319														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

REVIEW DATE 12/14/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	121.2162	121.22	226,803	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2021

Heated Area: 1535

HX Base Yr

The diagram shows a floor plan with three labeled rooms: FOP 2020, BAS 2020, and FGR 2020. The overall layout is defined by dimensions: 29 (top horizontal), 14 (top right vertical), 49 (right vertical), 13 (bottom right horizontal), 12 (bottom horizontal), 20 (bottom left horizontal), 22 (left vertical), 22 (middle left horizontal), 11 (middle left vertical), 8 (middle right horizontal), 11 (middle right vertical), 2 (bottom right vertical), 2 (bottom right horizontal), 2 (bottom left vertical), 2 (bottom left horizontal), 22 (left vertical), 29 (top horizontal), 14 (top right vertical), 49 (right vertical), 13 (bottom right horizontal), 12 (bottom horizontal), 20 (bottom left horizontal), 22 (left vertical), 22 (middle left horizontal), 11 (middle left vertical), 8 (middle right horizontal), 11 (middle right vertical), 2 (bottom right vertical), 2 (bottom right horizontal), 2 (bottom left vertical), 2 (bottom left horizontal).

BLD DATE	03/03/2023	NW	LCI DATE	
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