

LOT 156
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

FURR EBONY M
94878 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0156-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	2,756	100
FGR	675	55
FOP	90	30
FOP	200	30
FUS	892	100
PTO	136	5
STR	40	10
TOTALS	4,789	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	4,117	105.7980	105.80	435,579	2020	2020	0	0	0	2.00	98.00	

1 SINGLE FAM - 100% - 2022