

LOT 55
AMELIA CONCOURSE SUB #1
PB 7/183

PERSAUD HERIBERTA S L/E/
95120 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0055-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 80			
Exterior Wall	16	WD FR STUC 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	4067.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,273	100	2011	2,273	276,370
FGR	437	55	2011	240	29,181
FOP	29	30	2011	9	1,095
FOP	117	30	2011	35	4,255
TOTALS	2,856			2,557	310,901

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,557	123.9840	130.18	332,870	2011	2011	0	0	6.60	93.40

1 SINGLE FAM 0% - 0

Heated Area: 2273

HX Base Yr

The floor plan diagram illustrates a building layout with three distinct areas: BAS 2011 (Basement), FOP 2011 (First Floor), and FGR 2011 (Garage). The layout is defined by a series of connected lines with dimensions in feet. The top section includes a horizontal line of 16 feet, followed by a vertical line of 8 feet, and a horizontal line of 17 feet. A small rectangular area labeled FOP 2011 is situated within this top section, with dimensions of 4.2 feet by 5 feet. The main body of the building is a large rectangle labeled BAS 2011, measuring 49 feet by 43 feet. A smaller rectangular area labeled FOP 2011 is located at the bottom left, with dimensions of 5 feet by 3 feet. The bottom right section is a rectangular area labeled FGR 2011, measuring 23 feet by 19 feet. The overall dimensions of the building are 11 feet by 19 feet. The diagram also shows a series of lines connecting the different areas, with dimensions such as 16, 17, 8, 4.2, 5, 14, 2.9, 6, 2.9, 2, 49, 43, 9, 19, 23, 19, 11, 6, 9, 5, 3, 2, 2, 9, 19,