

LOT 11
IN OR 2203/1209
AMELIA CONCOURSE SUB PHASE 2

MATRICARDI FREDRIC & MANDI
95239 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0011-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	16	WD FR STUC	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		6	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	0	0	100		
Units	0	0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC 4067.100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,243	100	2018	2,243	262,012
FGR	399	55	2018	219	25,582
FOP	49	30	2018	15	1,752
FOP	120	30	2018	36	4,205
FUS	470	100	2018	470	54,903
STR	24	10	2018	2	234
TOTALS	3,305			2,985	348,687

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,985	115.2816	121.05	361,334	2018	2018	0	0	3.50	96.50
1 SINGLE FAM			100% - 2019		Heated Area: 2713				HX Base Yr 2019		