

LOT 81
IN OR 2205/1250
AMELIA CONCOURSE SUB PHASE 2

LABARGE TROY J & ELIZABETH A
95271 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0081-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4067.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2018	2,440	274,881
FGR	447	55	2018	246	27,713
FOP	240	30	2018	72	8,111
FOP	240	30	2018	72	8,111
FUS	372	100	2018	372	41,908
STR	60	10	2018	6	676
TOTALS	3,799			3,208	361,400

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,208	110.6070	116.14	372,577	2018	2018	0	0	3.00	97.00
1 SINGLE FAM 100% - 2025 Heated Area: 2812 HX Base Yr											
The floor plan consists of several interconnected rectangular areas. The main structure on the left includes a large central area labeled 'BAS 2018' and a smaller area labeled 'FGR 2018' at the bottom left. To the right of the main structure is a separate area labeled 'FUS 2018'. At the bottom right is a small area labeled 'STR 2018'. Dimensions are provided for various sections: the top section is 20 units wide; the left side has a vertical dimension of 27 units; the bottom left section is 21 units wide and 7 units high; the bottom right section is 30 units wide and 8 units high; the right side has a vertical dimension of 36 units; the top right section is 14 units wide; the bottom right section is 30 units wide and 8 units high; the right side of the main structure has a vertical dimension of 25 units; the bottom right section is 30 units wide and 8 units high; the right side of the main structure has a vertical dimension of 25 units; the bottom right section is 30 units wide and 8 units high; the right side of the main structure has a vertical dimension of 25 units; the bottom right section is 30 units wide and 8 units high; the right side of the main structure has a vertical dimension of 25 units; the bottom right section is 30 units wide and 8 units high; the right side of the main structure has a vertical dimension of 25 units; 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