

LOT 86
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CAHAL STEPHEN J & AUTUMN V
95214 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0086-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 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		5 100			
Bathrooms		4 100			
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	2,204	100	2018	2,204	259,133
FGR	609	55	2018	335	39,387
FOP	50	30	2018	15	1,763
FSP	240	40	2024	96	11,287
FUS	476	100	2018	476	55,965
STR	18	10	2018	2	235
TOTALS				3,128	367,771

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,128	115.4370	121.21	379,145	2018	2018	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 2680 HX Base Yr

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The main structure includes a large central area labeled 'BAS 2018'. To its left is a section labeled 'FGR 2018'. Below 'FGR 2018' is a smaller area labeled 'FOP 2018'. Above 'BAS 2018' is a rectangular area labeled 'FSP 2024'. To the right of the main structure is a separate rectangular area labeled 'FUS 2018'. At the bottom right, near the 'FUS 2018' area, is a small area labeled 'STR 2018'. Dimensions are provided for various sections: 14, 15, 8, 10, 37, 10, 3, 19, 9, 16, 7, 9, 11, 11, 5, 19, 10, 3, 21, 10, 12, 26, 19, 4, 3, 13, 12, 56, 10, 15, 8, 15, 8, 14, 10, 19, 11, 10, 19, 10, 19, 12, 13, 12, 10, 19, 10, 1