

LOT 151
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MOSIOR CAROLYN
95248 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

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



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	12	HARDWOOD 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.	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	4067.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,756	100
FGR	675	55
FOP	170	30
FOP	200	30
PTO	220	5
PTO	72	5
TOTALS	4,093	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,253	108.6750	114.11	371,200	2019	2019	0	0	2.50	97.50
1 SINGLE FAM 100% - 2020				Heated Area: 2756				HX Base Yr 2020			
The floor plan diagram shows a complex layout with several labeled areas and dimensions. The areas are: PTO 2019 (top right), PTO 2019 (top left), FOP 2019 (middle left), BAS 2019 (large central area), FGR 2019 (bottom left), and FOP 2019 (bottom right). Dimensions are provided for each section, such as 12, 6, 32, 8, 4.2, 9, 4.2, 18, 17, 9, 12, 4.2, 14, 53, 68, 31, 23, 12, 18, 20, 8, 11, 8, 21, 13, and 23.											
BLD DATE					03/29/2023		NW		LGL DATE		
XF DATE									LAND DATE		04/23/2025
									ML		