

LOT 22
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

JUNCER DONNA L
95329 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0022-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 50			
Interior Floo	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	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	4067.200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2021	2,326	269,159
FGR	609	55	2021	335	38,766
FOP	122	30	2021	37	4,282
FOP	300	30	2021	90	10,414
PTO	50	5	2021	2	231
TOTALS	3,407			2,790	322,852

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,790	111.8880	117.48	327,769	2021	2021	0	0	1.50	98.50
1 SINGLE FAM 100% - 2022											
Heated Area: 2326						HX Base Yr 2022					