

LOT 24
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

CALLAHAN KATHLEEN B
95313 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMMT 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	4067.200	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,550	100
FGR	622	55
FOP	65	30
FSP	208	40
TOTALS	3,445	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,995	116.9595	122.81	367,816	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM

100% - 2023

Heated Area: 2550

HX Base Yr 2023

Floor plan diagram showing areas: BAS 2020 (2,550), FGR 2020 (622), FOP 2020 (65), FSP 2020 (208). Dimensions are provided for each area and the overall footprint.

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025

MLU