

LOT 47
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BACHMANN MARK DAVID
95206 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0047-0000



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 70		
Interior Floo		14	CARPET 30		
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2021	2,526	278,618
FGR	622	55	2021	342	37,723
FOP	65	30	2021	20	2,206
FSP	336	40	2021	134	14,780
PTO	176	5	2021	9	993
TOTALS	3,725			3,031	334,320

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,031	106.6464	111.98	339,411	2021	2021	0	0	0	1.50	98.50	

1 SINGLE FAM

100% - 2022

Heated Area: 2526

HX Base Yr 2022