

LOT 56
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

SIMPSON SHIRLEY ANN
95292 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0056-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
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	2,215	100	2021	2,215	266,735
FGR	380	55	2021	209	25,168
FOP	50	30	2021	15	1,806
FSP	128	40	2021	51	6,142
PTO	128	5	2021	6	722
TOTALS	2,901			2,496	300,574

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,496	117.0288	122.88	306,708	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022				Heated Area: 2215				HX Base Yr 2022			