

LOT 108
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BUCKLAND STEVEN & KARA
95114 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0108-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,226	100
FGR	399	55
FOP	50	30
FOP	128	30
FUS	476	100
STR	50	10
TOTALS	3,329	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,979	115.2816	121.05	360,608	2022	2022	0	0	0	1.00 99.00
1 SINGLE FAM 100% - 2023 Heated Area: 2702 HX Base Yr 2023											
The floor plan consists of several interconnected rooms and areas, each with dimensions and labels: BAS 2022: A large rectangular area on the left with a vertical dimension of 56 and a horizontal dimension of 11. FOP 2022: A rectangular area at the top left with dimensions 16, 8, and 16. FGR 2022: A rectangular area at the bottom right with dimensions 19, 21, and 19. FUS 2022: A rectangular area on the top right with dimensions 19, 26, and 26. STR 2023: A small rectangular area at the bottom right of the FUS area with dimensions 3, 6, 10, 5, and 4. FOP7 2022: A small rectangular area at the bottom left of the BAS area with dimensions 7, 6, 8, and 5.											
BLD DATE				03/03/2023				NW		LGL DATE	
XF DATE										LAND DATE	