

LOT 207
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

DUNN PHILIP & CARLA TRUST/DUNN PHILIP W TRUSTEE
95134 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0207-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,992	100	2,992	452,031
FGR	802	55	441	66,626
FOP	82	30	25	3,777
FOP	665	30	200	30,216
TOTALS			3,658	552,651

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,658	106.0200	151.08	552,651	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023						Heated Area: 2992		HX Base Yr 2023			
The diagram shows a property lot with three distinct areas labeled in blue: BAS 2022, FOP 2022, and FGR 2022. The lot is bounded by a series of line segments with dimensions. The top boundary is 61 units long. The right boundary is 46 units long. The bottom boundary is 7 units long. The left boundary is 48 units long. The interior is divided into three areas: BAS 2022 (top left), FOP 2022 (top right), and FGR 2022 (bottom left). The dimensions for each segment are: 61, 10, 7, 4.2, 11, 4.2, 6, 24, 4.2, 10, 4.2, 6, 48, 10, 7, 4.2, 11, 4.2, 6, 24, 4.2, 10, 4											