

LOT 366
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

KOCINSKI JULITA/DISTEFANO JOHN SANTO
95002 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0366-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TITL 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	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 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	2,552	100	2,552	416,283
FGR	583	55	321	52,362
FOP	111	30	33	5,383
FOP	455	30	136	22,185
TOTALS	3,701		3,042	496,211

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,042	109.2960	163.94	498,705	2021	2021	0	0	0	0.50	99.50

1 SFR CUST - 100% - 2023

Heated Area: 2552

HX Base Yr 2023

The diagram shows a floor plan with the following dimensions and area labels:

- Overall width: 35 (top), 15 (top right), 73 (right), 15 (bottom right), 17 (bottom), 19 (bottom left), 35 (left), 25 (left), 13 (top left), 13 (middle left), 11 (middle left), 9 (middle left), 18 (middle left), 22 (middle left), 4 (bottom left), 15 (bottom left), 3 (bottom left), 3 (bottom left).
- Area labels: FOP 2021 (top left), BAS 2021 (center), FGR 2021 (bottom left), FOP 2021 (bottom center).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024

MLU