

LOT 382  
AMELIA NATIONAL PHASE ONE-C  
SEGMENTS ONE & TWO OR 2440/1467

BROOME CHRISTOPHER & TAMMY  
95108 GOLDEN GLOW DRIVE  
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0382-0000



| 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           | 13               | LVT/LAMMT 90     |              |                      |
| Interior Floor           | 11               | CLAY TILE 10     |              |                      |
| 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            |              |                      |
| 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                      | 2,600            | 100              | 2,600        | 409,396              |
| FGR                      | 652              | 55               | 359          | 56,528               |
| FOP                      | 181              | 30               | 54           | 8,503                |
| FSP                      | 185              | 40               | 74           | 11,652               |
| PTO                      | 405              | 5                | 20           | 3,149                |
|                          |                  |                  |              |                      |
| TOTALS                   | 4,023            |                  | 3,107        | 489,228              |

| MARKET ADJUSTMENTS                                                                                  |     |           |             |                |                |                   |      |                 |      |      |        |
|-----------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|------|--------|
| TYPE                                                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM | % COND |
| 0500                                                                                                | 01  | 3,107     | 104.9720    | 157.46         | 489,228        | 2022              | 2022 | 0               | 0    | 0.00 | 100.00 |
| 1 SFR CUST - 100% - 2023                                                                            |     |           |             |                |                | Heated Area: 2600 |      | HX Base Yr 2023 |      |      |        |
| <p>PTO<br/>2022</p> <p>FSP<br/>2022</p> <p>BAS<br/>2022</p> <p>FGR<br/>2022</p> <p>FOP<br/>2022</p> |     |           |             |                |                |                   |      |                 |      |      |        |
| BLD DATE                                                                                            |     |           |             |                |                | LGL DATE          |      | MLU             |      |      |        |
| XF DATE                                                                                             |     |           |             |                |                | LAND DATE         |      | 04/18/2024      |      |      |        |