

LOT 397
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

O'BRIAN FERN PHILLIPS
95208 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0397-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 50		
Interior Floo	14	CARPET 50		
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		
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	2,436	100	2,436	384,693
FGR	600	55	330	52,114
FOP	190	30	57	9,001
FOP	200	30	60	9,475
TOTALS	3,426		2,883	455,283

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,883	105.2800	157.92	455,283	2023	2023	0	0	0.00	100.00

1 SFR CUST - 0% - 2024

Heated Area: 2436

HX Base Yr

The diagram shows a property layout with a main rectangular area and a smaller rectangular extension at the bottom. The main area has a width of 30 and a height of 57. The extension has a width of 10 and a height of 12. The main area is labeled 'BAS 2023' and the extension is labeled 'FOP 2023'. The extension is also labeled 'FOP 2023'. The main area is also labeled 'FOP 2023'. The main