

LOT 205  
AMELIA NATIONAL PHASE ONE-C  
SEGMENTS ONE & TWO OR 2440/1467

HARWARD CAROL ANN & JEFFREY SCOTT  
95146 SWEETBERRY WAY  
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0205-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |      |              |                      |
| Roof Structur            | 04               | WOOD TRUSS 100   |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo            | 13               | LVT/LAMNT 60     |      |              |                      |
| Interior Floo            | 14               | CARPET 40        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 5 100            |      |              |                      |
| Bathrooms                |                  | 4 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 2.               | 2. 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      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 3,088            | 100              | 2022 | 3,088        | 589,504              |
| FGR                      | 690              | 55               | 2022 | 380          | 72,542               |
| FOP                      | 28               | 30               | 2022 | 8            | 1,528                |
| FOP                      | 539              | 30               | 2022 | 162          | 30,926               |
| FUS                      | 740              | 100              | 2022 | 740          | 141,267              |
| STR                      | 108              | 10               | 2022 | 11           | 2,100                |
|                          |                  |                  |      |              |                      |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |           |             |                   |                |      |      |                 |      |      |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM | % COND |
| 0500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 11  | 4,389     | 122.0419    | 192.83            | 846,331        | 2022 | 2022 | 0               | 0    | 1.00 | 99.00  |
| 1 SFR CUST - 100% - 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |           |             | Heated Area: 3828 |                |      |      | HX Base Yr 2023 |      |      |        |
| <p>The floor plan diagram illustrates the layout of a single-family residence (SFR) with a total heated area of 3828 square feet. The plan includes several rooms, each labeled with its market value for the year 2022. The rooms and their dimensions are as follows:</p> <ul style="list-style-type: none"><li><b>FOP 2022</b> (Front Office/Parlor): 4.2 x 10.0</li><li><b>FUS 2022</b> (Front Utility Room): 3.7 x 2.0</li><li><b>BAS 2022</b> (Bathroom): 4.5 x 12.0</li><li><b>FGR 2022</b> (Front Garage): 3.0 x 2.3</li><li><b>STR 2022</b> (Staircase): 1.2 x 9.0</li></ul> <p>The diagram also shows various other rooms and their dimensions, including a large living area (13.0 x 6.4), a kitchen (10.0 x 4.2), a dining area (10.0 x 4.2), a bedroom (10.0 x 4.2), a bathroom (10.0 x 4.2), a closet (10.0 x 4.2), a hallway (10.0 x 4.2), a porch (10.0 x 4.2), a deck (10.0 x 4.2), a patio (10.0 x 4.2), a driveway (10.0 x 4.2), and a garage (10.0 x 4.2).</p> |     |           |             |                   |                |      |      |                 |      |      |        |
| B.I.D. DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |           |             |                   |                |      |      | I.G.I. DATE     |      |      |        |