

LOT 418
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

TOBER DOUGLAS WILLIAM & LEAH O
95023 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0418-0000



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	11	CLAY TILE 60			
Interior Floo	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,695	100	2022	2,695	463,073
FGR	440	55	2022	242	41,582
FOP	111	30	2022	33	5,671
FOP	455	30	2022	136	23,369
TOTALS	3,701			3,106	533,693

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0500	01	3,106	109.2960	172.69	536,375	2022	2022	0	0	0	99.50

1 SFR CUST - 100% - 2023

Heated Area: 2695

HX Base Yr 2023

Diagram illustrating the lot layout and dimensions for the 2022 assessment. The lot is divided into three distinct areas:

- FOP 2022** (Front Porch): 111
- BAS 2022** (Base Area): 2695
- FGR 2022** (Front Garden): 440

The lot dimensions are as follows:

- Top horizontal boundary: 15
- Right vertical boundary: 35
- Inner vertical boundary (top right): 13
- Inner horizontal boundary (top right): 35
- Right vertical boundary (middle): 38
- Inner vertical boundary (middle right): 22
- Inner horizontal boundary (middle right): 20
- Inner vertical boundary (bottom right): 18
- Inner horizontal boundary (bottom right): 22
- Inner vertical boundary (bottom right): 22
- Inner horizontal boundary (bottom right): 19
- Bottom horizontal boundary: 17
- Left vertical boundary: 14
- Inner vertical boundary (bottom left): 3
- Inner horizontal boundary (bottom left): 4
- Inner vertical boundary (bottom left): 15
- Inner horizontal boundary (bottom left): 18
- Inner vertical boundary (bottom left): 20
- Inner horizontal boundary (bottom left): 22

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/08/2025