

LOT 452
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

HURLEY SCOTT W/MESSICK-HURLEY MARJORIE
95557 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0452-0000



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 90			
Interior Floo	11	CLAY TILE 10			
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	3,062	100	2025	3,062	619,902
FGR	713	55	2025	392	79,360
FOP	76	30	2025	23	4,656
FOP	539	30	2025	162	32,797
TOTALS	4,390			3,639	736,716

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	11	3,639	128.1303	202.45	736,716	2024	2024	0	0	0.00
1 SFR CUST - 100% - 2025				Heated Area: 3062				HX Base Yr 2025		
The diagram is a floor plan with several labeled areas and dimensions. At the top left, there is a small rectangular area labeled 'FOP 2025' with dimensions 4.2, 10, 4.2, and 7. To its right is another small area labeled 'FOP 2025' with dimensions 4.2, 9, 7, and 6. Below these is a larger area labeled 'BAS 2025' with dimensions 46, 12, 3, 13, 16, 23, 31, and 59. At the bottom right, there is a rectangular area labeled 'FGR 2025' with dimensions 31, 23, and 31. The overall layout is a large rectangle with several smaller rectangular areas attached to the top and bottom edges. The dimensions are given in feet and inches, with some areas having multiple dimensions indicating their size and shape.										