

LOT 463
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

KUNTZ FAMILY TRUST/KUNTZ MATTHEW R CO-TRUSTEE
95348 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0463-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	12	HARDWOOD 30			
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			
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	3,067	100	2025	3,067	916,389
FGR	336	55	2025	185	55,276
FGR	662	55	2025	364	108,760
FOP	42	30	2025	13	3,884
FOP	441	30	2025	132	39,440
FST	24	55	2025	13	3,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,774	189.1080	298.79	1,127,633	2024	2024	0	0	0.00	100.00
1 SFR CUST - 100% - 2025						Heated Area: 3067		HX Base Yr 2025			
The diagram is a floor plan for a single-family residential (SFR) customer. It shows a complex layout of rooms and corridors. Key areas are labeled in blue text: FOP 2025 (Front Office/Plan area), BAS 2025 (Bathroom area), and FGR 2025 (Front Garden/Room area). Dimensions are provided for various segments of the plan, such as 13, 35, 17, 14, 11, 21, 44, 54, 8, 4, 6, 4, 9, 11, 4, 7, 8, 4, 5, 10, 4, 13, 12, 6, 18, 24, 14, 23, 37, and 22. The plan includes a central corridor system connecting different rooms and a large open area at the bottom right.											
BLD DATE							LGL DATE				