

LOT 514
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

WELLS ANDREW MARC & KATHLEEN HIGGINS
95380 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0514-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 70			
Interior Floor	14	CARPET 30			
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			
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	2,541	100	2025	2,541	415,149
FGR	594	55	2025	327	53,425
FOP	94	30	2025	28	4,575
FSP	455	40	2025	182	29,735
TOTALS	3,684			3,078	502,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,078	103.4080	163.38	502,884	2024	2024	0	0	0.00	100.00
1 SFR CUST - 0% - 2025				Heated Area: 2541				HX Base Yr			
15 35 13 35 24 11 14 9 18 4 15 4 19 17 14 73 FSP 2025 BAS 2025 FGR 2025 FOP 2025											
BLD DATE						LGL DATE		05/08/2025			
XF DATE						LAND DATE		MLU			