

LOT 563
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

VOSS DEAN WILLIAM & DANIELLE ROBINSON
95237 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0563-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	12	MODULAR MT 10			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 100			
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	2,565	100	2025	2,565	455,236
FGR	585	55	2025	322	57,149
FOP	44	30	2025	13	2,307
FSP	420	40	2025	168	29,817
TOTALS	3,614			3,068	544,509

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,068	112.3320	177.48	544,509	2024	2024	0	0	0.00	100.00
1 SFR CUST - 100% - 2025						Heated Area: 2565		HX Base Yr 2025			
15 35 12 35 24 11 15 9 18 3 20 7 8 4 6 14 73 FSP 2025 BAS 2025 FGR 2025 FOP 2025											
BLD DATE						LGL DATE		05/08/2025			
XF DATE						LAND DATE		MLU			