

LOT 207  
AMELIA NATIONAL PHASE ONE-C  
SEGMENTS ONE & TWO OR 2440/1467

DUNN PHILIP & CARLA TRUST/DUNN PHILIP W TRUSTEE  
95134 SWEETBERRY WAY  
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0207-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |      |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 60     |      |              |                      |
| Interior Floor           | 14               | CARPET 40        |      |              |                      |
| 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                  | 02               | Quality Level 02 |      |              |                      |
| 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                      | 2,992            | 100              | 2022 | 2,992        | 637,963              |
| FGR                      | 802              | 55               | 2022 | 441          | 94,031               |
| FOP                      | 82               | 30               | 2022 | 25           | 5,331                |
| FOP                      | 665              | 30               | 2022 | 200          | 42,645               |
| TOTALS                   | 4,541            |                  |      | 3,658        | 779,969              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |            |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|------------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND     |
| 0500               | 11  | 3,658     | 130.4046    | 216.47         | 791,847        | 2022 | 2022 | 0    | 0    | 0    | 1.50 98.50 |

1 SFR CUST 100% - 2023

Heated Area: 2992

HX Base Yr 2023

The diagram shows a property layout with three main areas: BAS 2022 (Base Area), FOP 2022 (Front Porch), and FGR 2022 (Front Garden). The dimensions for each area are as follows:

- BAS 2022:** 48, 31, 7, 10, 7, 10, 46, 12, 13, 18, 3, 11, 8, 8, 8, 8, 31, 35, 7, 10, 7, 10, 4.2, 10, 4.2, 7, 24, 6, 10, 61, 11, 4.2, 11, 4.2, 10, 7, 10.
- FOP 2022:** 7, 10, 7, 10, 4.2, 10, 4.2, 7, 24, 6, 10, 61, 11, 4.2, 11, 4.2, 10, 7, 10.
- FGR 2022:** 35, 31, 7, 10, 7, 10, 4.2, 10, 4.2, 7, 24, 6, 10, 61, 11, 4.2, 11, 4.2, 10, 7, 10.

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/08/2025

MLU