

LOT 361
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

CLINE SCOTT KEVIN & PATRICIA ELLEN
95025 SNIPE CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0361-0000



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 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	3,023	100	2023	3,023	609,127
FGR	830	55	2023	456	91,883
FOP	82	30	2023	25	5,038
FOP	665	30	2023	200	40,299

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,704	121.9914	202.51	750,097	2023	2023	0	0	0.50	99.50
1 SFR CUST 100% - 2025											
Heated Area: 3023											
HX Base Yr 2025											
Floor plan diagram showing building layout with area labels: FOP 2023, BAS 2023, FGR 2023. Dimensions are provided for various sections.											
BLD DATE					LGL DATE						