

LOT 428  
AMELIA NATIONAL PHASE ONE-C  
SEGMENTS ONE & TWO OR 2440/1467

FEENSTRA ALAN DANIEL & LORI ANN  
95365 WILD CHERRY DRIVE  
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0428-0000



| 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                      | 3,449            | 100              | 2022 | 3,449        | 712,950              |
| FGR                      | 695              | 55               | 2022 | 382          | 78,964               |
| FOP                      | 96               | 30               | 2022 | 29           | 5,995                |
| FSP                      | 532              | 40               | 2022 | 213          | 44,030               |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 4,772            |                  |      | 4,073        | 841,939              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500               | 11  | 4,073     | 126.4243    | 209.86         | 854,760        | 2022 | 2022 | 0    | 0    | 1.50 | 98.50  |

1 SFR CUST

100% - 2024

Heated Area: 3449

HX Base Yr

Floor plan diagram showing building layout with areas labeled FSP 2022, BAS 2022, FOP 2022, and FGR 2022. Dimensions are provided for various sections of the property.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/08/2025 |

MLU