

LOT 439
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

MACGREGOR ANDREW/DOLL RENEE
95466 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0439-0000



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	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	3,116	100	2024	3,116	485,805
FGR	678	55	2024	373	58,153
FOP	37	30	2024	11	1,715
FSP	568	40	2024	227	35,391
TOTALS	4,399			3,727	581,064

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,727	94.3920	156.69	583,984	2023	2023	0	0	0	99.50
1 SFR CUST		100% - 2025		Heated Area: 3116				HX Base Yr 2025			