

LOT 462
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

LUKASEK SCOTT & LISA REVOCABLE TRUST/LUKASEK JOHN
95340 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0462-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
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		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	3,133	100	2025	3,133	859,601
FGR	736	55	2025	405	111,120
FOP	37	30	2025	11	3,018
FSP	530	40	2025	212	58,166

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,761	165.2805	274.37	1,031,906	2024	2024	0	0	0.00	100.00
1 SFR CUST		100% - 2025		Heated Area: 3133				HX Base Yr 2025			
The diagram shows a property lot with several distinct areas labeled in blue text: BAS 2025, FSP 2025, FOP 2025, and FGR 2025. The lot is bounded by a black line with numerical dimensions for each segment. The dimensions are: 59 (left vertical), 13 (top left horizontal), 6 (top left vertical), 15 (top left horizontal), 11 (top left vertical), 21 (top left horizontal), 8 (top left vertical), 4.2 (top left horizontal), 10 (top left horizontal), 4.2 (top left horizontal), 46 (right vertical), 8 (bottom right horizontal), 4 (bottom right horizontal), 7.2 (bottom right horizontal), 5 (bottom right horizontal), 7.2 (bottom right horizontal), 4 (bottom right horizontal), 4 (bottom right horizontal), 7 (bottom right horizontal), 4 (bottom right horizontal), 8 (bottom right horizontal), 23 (bottom horizontal), 32 (left vertical), 23 (left horizontal), 32 (left vertical), and 23 (bottom horizontal). The total area of the lot is 4,436 sq ft.											