

LOT 366
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

KOCINSKI JULITA/DISTEFANO JOHN SANTO
95002 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0366-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	31	HARDIE BRD 100	0500	01	3,042	109.2960	155.75	473,792	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023												Heated Area: 2552												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	11	CLAY TILE 60																																				
Interior Floo	14	CARPET 40																																				
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			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM				MKT AREA		04																																
NEIGHBORHOOD/LOC			4042.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,552	100	2,552	397,474																																		
FGR	583	55	321	49,996																																		
FOP	111	30	33	5,140																																		
FOP	455	30	136	21,182																																		
TOTALS			3,701	3,042	473,792																																	
EXTRA FEATURES			95002 GOLDEN GLOW DR, FERNANDINA BEACH																																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																						
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500																							
2	0811	CONCRETE B	0 100	0	0	584.00	SF	5.20	5.20	100	2022	2022	3	100	3,037																							
3	0810	CONCRETE A	0 100	0	0	54.00	SF	6.50	6.50	100	2022	2022	3	100	351																							
LAND DESCRIPTION			TOTAL OB/XF 6,888																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000																					
REVIEW DATE 10/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																						