

LOT 368
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

SPRIK JOHN EDWARD A & KRISTINA
95012 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0368-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 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	2,415	100	2,415	390,771
FGR	671	55	369	59,708
FOP	85	30	26	4,207
FSP	200	40	80	12,945
TOTALS	3,371		2,890	467,631

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	830.00	SF	10.00
2	0855	CONC PAVER	0	0	20	14	280.00	SF	10.00
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0462	ST/AL FNC	0	0	0	0	936.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,890	113.5520	161.81	467,631	2022	2022	0	0
1 SFR CUST - 0% - 2023									
Heated Area: 2415									
HX Base Yr									
95012 GOLDEN GLOW DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/12/2023 MLU									

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	0855	CONC PAVER	0	0	0	0	830.00	SF	10.00	10.00	100	2022	2022	3	100	8,300	
2	0855	CONC PAVER	0	0	20	14	280.00	SF	10.00	10.00	100	2022	2022	3	100	2,800	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
4	0462	ST/AL FNC	0	0	0	0	936.00	SF	10.00	10.00	100	2022	2022	3	100	9,360	

TOTAL OB/XF											22,460	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	:	