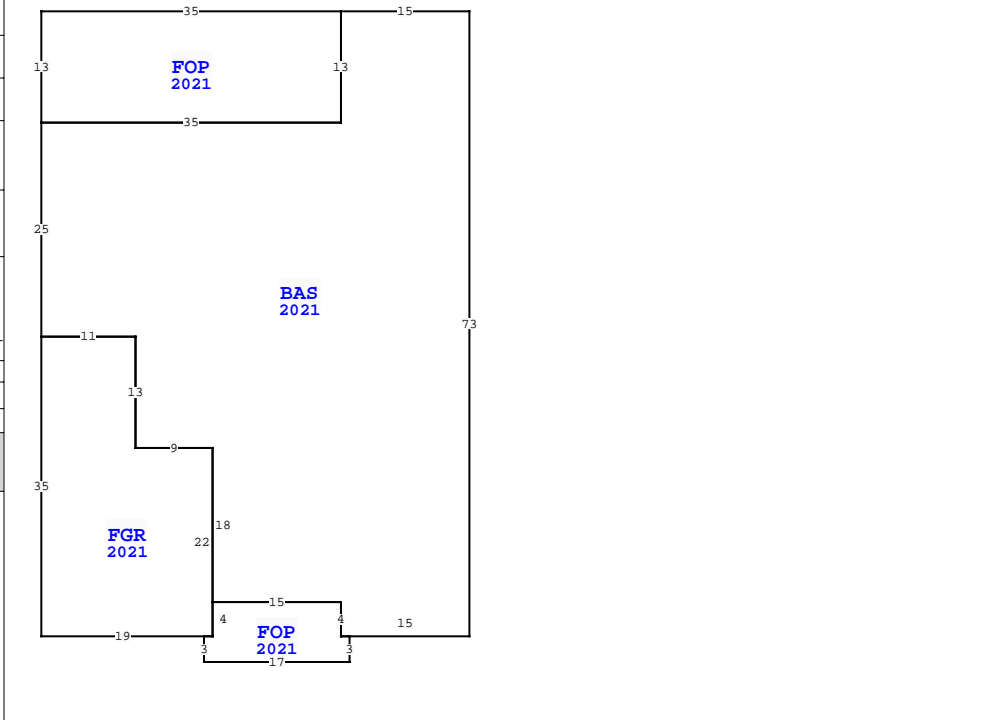


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,042	109.2960	155.75	473,792	2021	2021	0	0	0.00	100.00	



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

95066 GOLDEN GLOW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
2	0855	CONC PAVER	0	100	0	661.00	SF	10.00	10.00	100	2021	2021	3	100	6,610	
3	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850	

LAND DESCRIPTION																								
TOTAL OB/XF 14,960																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			473,792
TOTAL MARKET OB/XF VALUE			14,960
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			603,752
SOH/AGL Deduction			160,532
ASSESSED VALUE			443,220
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			393,220
TOTAL JUST VALUE			603,752
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106839	CO ISSUED	0	12/23/2021
B2106839	NEW CONSTR	380,296	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1496	12/30/2021	SW	Q	I	01	678,900

GRANTOR: FF FLORIDA RESIDENTIA
GRANTEE: MURPHY RYAN & AMAND
2457/1112 4/28/2021 SW U V 30 3,800,000
GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES
BAS=[YR=2021] W15 FOP=[YR=2021] W35 S13 E35 N13\$ S13 W35 S25 FGR=[YR=2021] S35 E19 FOP=[YR=2021] S3 E17 N3 W1 N4 W15 S4 W1\$ E1 N22 W9 N13 W11\$ E11 S13 E9 S18 E15 S4 E15 N73\$.