

CARPENTER WENDI BRYAN
95072 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0377-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1						
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		31	HARDIE BRD 100		0500		01	2,883	112.6120	160.47	462,635	2021	2021	0	0	0	0.00	100.00	VALUATION BY																	
Roof Structur		08	IRREGULAR 100		1		SFR CUST - 100% - 2023										Heated Area: 2382										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	2,382	100	2,382	382,240																																
FGR	640	55	352	56,485																																
FOP	88	30	26	4,172																																
FOP	410	30	123	19,738																																