

LOT 386
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

DUNLOP GAYNOR ANN
95136 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0386-0000



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	2,932	106.6900	152.03	445,752	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2023													Heated Area: 2584																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 50														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 50														BUILDING MARKET VALUE										445,752									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										11,950									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										115,000									
Bedrooms		3 100														TOTAL MARKET VALUE										572,702									
Bathrooms		2.5 100														SOH/AGL Deduction										80,837									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										491,865									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										441,865									
Occupancy	00	NONE 100	TOTAL JUST VALUE										572,702																						
			NCON VALUE										456,016																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										100,000																						
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	2,584	100	2,584	392,846																															
FGR	488	55	268	40,744																															
FOP	26	30	8	1,216																															
FOP	240	30	72	10,946																															
TOTALS			3,338		2,932	445,752																													
EXTRA FEATURES			95136 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	0855	CONC PAVER	0	100	0	0			1,120.00	SF	10.00	2022	2022	3	100	11,200																			
2	0855	CONC PAVER	0	100	0	0			75.00	SF	10.00	2022	2022	3	100	750																			
LAND DESCRIPTION																																			
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																																			