LOT 388
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BOWEN SUSAN BROWN & JOSEPH T L/E/
95152 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**27-2N-28-006C-0388-0000**

## 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 | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

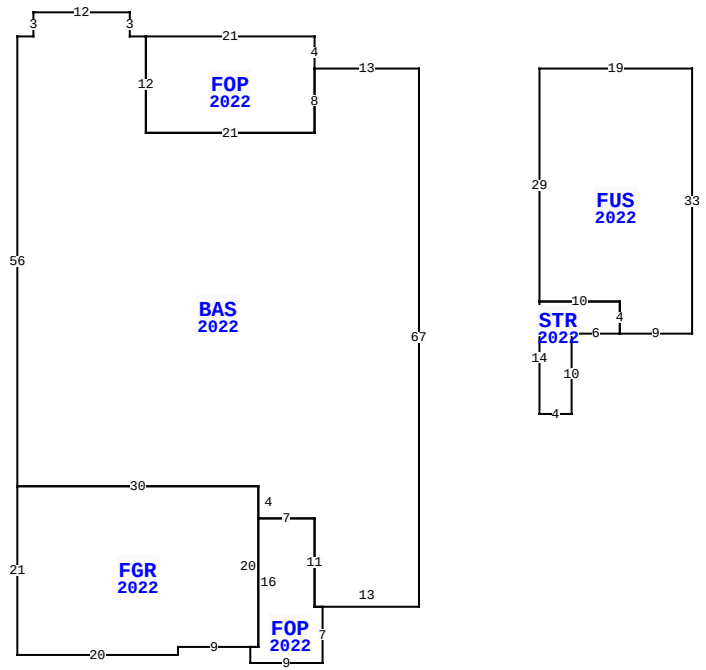
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,755 | 100 | 2,755 | 392,202 |
| FGR | 620 | 55 | 341 | 48,545 |
| FOP | 135 | 30 | 40 | 5,694 |
| FOP | 252 | 30 | 76 | 10,819 |
| FUS | 587 | 100 | 587 | 83,565 |
| STR | 80 | 10 | 8 | 1,139 |
| TOTALS | 4,429 | | 3,807 | 541,965 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,807 | 99.9000 | 142.36 | 541,965 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2023 Heated Area: 3342 HX Base Yr 2023




95152 GOLDEN GLOW DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 541,965 |
| TOTAL MARKET OB/XF VALUE | | 13,480 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 670,445 |
| SOH/AGL Deduction | | 162,047 |
| ASSESSED VALUE | | 508,398 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 458,398 |
| TOTAL JUST VALUE | | 670,445 |
| NCON VALUE | | 555,445 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 100,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22018928 | CO ISSUED | 0 | 12/30/2022 |
| 21016383 | NEW CONSTR | 544,054 | 11/23/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2654/1051 | 7/13/2023 | QC | U | I | 11 | 100 |
| GRANTOR: BOWEN SUSAN BROWN & J | | | | | | |
| GRANTEE: THRUGOOD JENNIFER B | | | | | | |
| 2612/1564 | 12/30/2022 | WD | Q | I | 01 | 778,300 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: BOWEN SUSAN BROWN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] N4 W21 S12 E21 N8$ S8 W21 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N7 W1 N11 W7 S16 W1$ E1 N20 W30$ E30 S4 E7 S11 E13 N67$ PTR=E15 FUS=[YR=2022] E19 S33 W9 STR=[YR=2022] W6 S10 W4 N14 E10 S4$ N4 W10 N29$ W15$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 100 | 2,000 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,148.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 11,480 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,480

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS