

LOT 393
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

COOKSEY MARTY EUGENE & SUSAN LYN
95182 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0393-0000



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 4																												
Exterior Wall	31	HARDIE BRD 100	0500	01	3,263	103.1320	146.96	479,530	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023													Heated Area: 2755													HX Base Yr 2023														
Roof Cover	03	COMP SHNGL 90																Tax Group: 4													Tax Dist:												
Roof Cover	12	MODULAR MT 10																BUILDING MARKET VALUE													479,530												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE													35,120												
Interior Floo	13	LVT/LAMNT 100																TOTAL LAND VALUE - MARKET													115,000												
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE													629,650												
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction													0												
Bedrooms	4	100																ASSESSED VALUE													629,650												
Bathrooms	3	100																TOTAL EXEMPTION VALUE													HX HB VX 55,000												
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE													574,650												
Stories	1.	1. 100																TOTAL JUST VALUE													629,650												
Units	0	100	NCON VALUE													514,650																											
Occupancy	00	NONE 100	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	2,755	100	2,755	404,875																																							
FGR	652	55	359	52,759																																							
FOP	240	30	72	10,581																																							
FOP	256	30	77	11,316																																							
TOTALS			3,903	3,263	479,530																																						
EXTRA FEATURES			95182 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			2,672.00	SF	10.00				100	2022	2022	3	100	26,720																							
2	0462	ST/AL FNC	0	100	0	0			780.00	SF	10.00				100	2022	2022	3	100	7,800																							
3	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00				100	2022	2022	3	100	600																							
LAND DESCRIPTION																						TOTAL OB/XF 35,120																					
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																										
REVIEW DATE 04/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																											