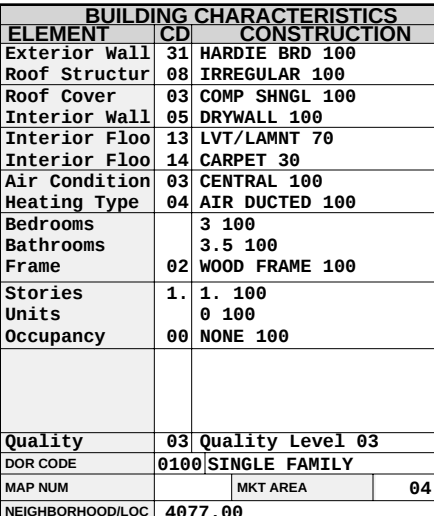


BOWDEN KAREN M & SANDRA A NAVARROLI HOMESTEAD TRUS
85515 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0723-0099-0000



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2,863	370,071
FGR	660	55	363	46,921
FOP	35	30	10	1,293
FSP	190	40	76	9,824
UOP	719	20	144	18,613

[illegible][illegible]

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,456	103.4080	129.26	446,723	2022	2022	0	0	0	0.00 100.00

1 SNGL FAM - 100% - 2023

Heated Area: 2863

HX Base Yr 2023

UOP
2022

FSP
2022

BAS
2022

FGR
2022

[illegible][illegible]

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		446,723	
TOTAL MARKET OB/XF VALUE		11,940	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		533,663	
SOH/AGL Deduction		136,470	
ASSESSED VALUE		397,193	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		347,193	
TOTAL JUST VALUE		533,663	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015088	C0 ISSUED	0	10/10/2022
21010119	NEW CONSTR	470,954	11/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/1620	4/06/2023	WD	U	I	11	100	
GRANTOR: BOWDEN KAREN MARIE &							
GRANTEE: BOWDEN KAREN M & SA							
2598/0470	10/10/2022	SW	Q	I	01	646,200	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: BOWDEN KAREN MARIE							
BUILDING NOTES							

BUILDING NOTES	

BUILDING DIMENSIONS																
UOP=[YR=2022] N18 W22 U4 L4 W9 L3 D3 W4 S14 E17 D5 R3																
E22\$ FSP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022]																
S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$																
S22 E21 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.																