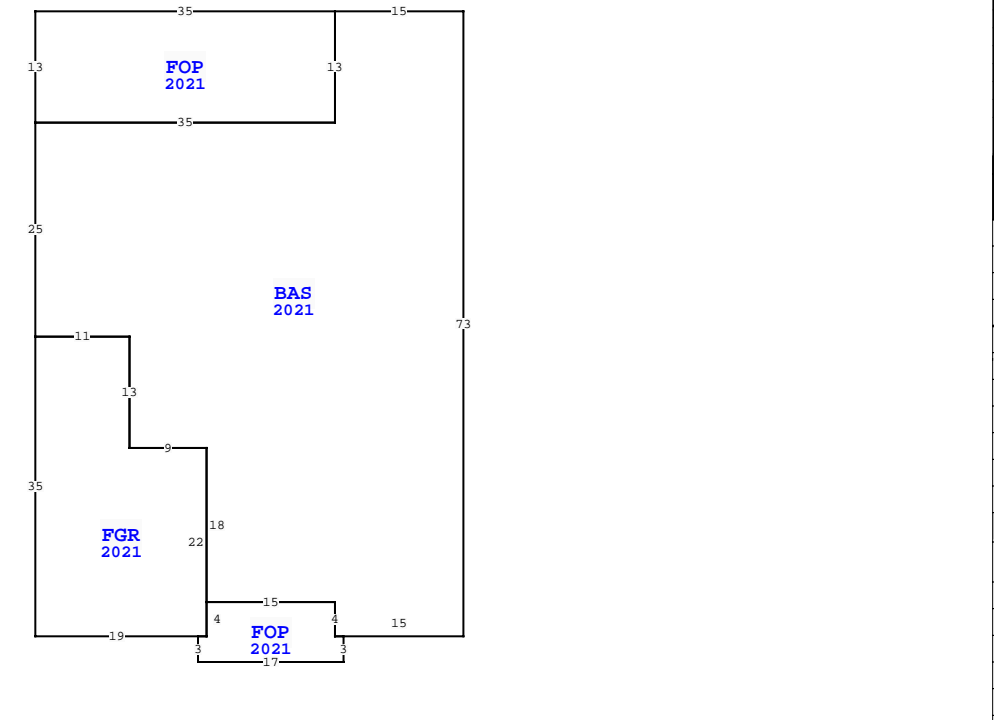


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,042	109.2960	163.94	498,705	2021	2021	0	0	0.50	99.50	



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	2,552	100	2,552	416,283
FGR	583	55	321	52,362
FOP	111	30	33	5,383
FOP	455	30	136	22,185
TOTALS	3,701		3,042	496,211

95066 GOLDEN GLOW DR, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	100	0	661.00	SF	10.00	10.00	100	2021	2021	3	99	6,544	
3	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	93	4,650	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				04/18/2024 MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			496,211
TOTAL MARKET OB/XF VALUE			14,659
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			675,870
SOH/AGL Deduction			219,353
ASSESSED VALUE			456,517
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			406,517
TOTAL JUST VALUE			675,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			603,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106839	CO ISSUED	0	12/23/2021
B2106839	NEW CONSTR	380,296	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1496	12/30/2021	SW	Q	I	01	678,900

GRANTOR: FF FLORIDA RESIDENTIA
 GRANTEE: MURPHY RYAN & AMAND
 2457/1112 4/28/2021 SW U V 30 3,800,000
 GRANTOR: AMELIA NATIONAL ENTER
 GRANTEE: FF FLORIDA RESIDENT

BUILDING DIMENSIONS	
BAS=[YR=2021] W15 FOP=[YR=2021] W35 S13 E35 N13\$ S13 W35 S25	
FGR=[YR=2021] S35 E19 FOP=[YR=2021] S3 E17 N3 W1 N4 W15 S4	
W1\$ E1 N22 W9 N13 W11\$ E11 S13 E9 S18 E15 S4 E15 N73\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
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	165,000.00	165,000.00	165,000									