



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/LAMMT 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	412,837
FGR	620	55	341	51,099
FOP	135	30	40	5,994
FOP	252	30	76	11,389
FUS	587	100	587	87,962
STR	80	10	8	1,199
TOTALS	4,429		3,807	570,479

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022
2	0855	CONC PAVER	0	100	0	1,148.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

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	149.85	570,479	2022	2022	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: 04/18/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
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VALUATION BY											STANDARD
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											570,479
TOTAL MARKET OB/XF VALUE											13,480
TOTAL LAND VALUE - MARKET											165,000
TOTAL MARKET VALUE											748,959
SOH/AGL Deduction											225,309
ASSESSED VALUE											523,650
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											473,650
TOTAL JUST VALUE											748,959
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											670,445

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	
2726/715	7/11/2024	QC	U	I	11	100	
GRANTOR:BOWEN SUSAN & JOSEPH							
GRANTEE:SMITH HOLLY							
2654/1051	7/13/2023	QC	U	I	11	100	
GRANTOR:BOWEN SUSAN BROWN & J							
GRANTEE:THRUGOOD JENNIFER B							

BUILDING NOTES											
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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\$.											