

JOHNSON WESTLEY EARL & DEBORAH S
95122 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0115-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 08										0100 01 2,692 113.9040 108.21 291,301 2020 2020 0 0 1.00 99.00										VALUATION BY STANDARD									
Roof Structure 08										1 SINGLE FAM - 100% - 2021 Heated Area: 2363 HX Base Yr 2021										Tax Group: 4 Tax Dist:									
Roof Cover 03										COMP SHNGL 100										BUILDING MARKET VALUE 288,388									
Interior Wall 05										DRYWALL 100										TOTAL MARKET OB/XF VALUE 9,437									
Interior Floor 13										LVT/LAMNT 50										TOTAL LAND VALUE - MARKET 75,000									
Interior Floor 14										CARPET 50										TOTAL MARKET VALUE 372,825									
Air Condition 03										CENTRAL 100										SOH/AGL Deduction 97,691									
Heating Type 04										AIR DUCTED 100										ASSESSED VALUE 275,134									
Bedrooms										4 100										TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms										3 100										BASE TAXABLE VALUE 225,134									
Frame										02 WOOD FRAME 100										TOTAL JUST VALUE 372,825									
Stories										1.5 1.5 100										NCON VALUE 0									
Units										0 100										INCOME VALUE									
Occupancy										00 NONE 100										PREVIOUS YEAR MKT VALUE 359,907									
Quality 04										Quality Level 04																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 04																			
NEIGHBORHOOD/LOC 4067.100																													
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE																			
BAS 1,896 100										1,896 203,114																			
FGR 460 55										253 27,103																			
FOP 54 30										16 1,714																			
FSP 126 40										50 5,357																			
FUS 467 100										467 50,029																			
PTO 128 5										6 643																			
STR 37 10										4 429																			
TOTALS 3,168										2,692 288,388																			
EXTRA FEATURES										95122 GLADIOLUS PL, FERNANDINA BEACH																			
BLD DATE 03/29/2023 NW										LGL DATE																			
XF DATE										LAND DATE																			
INC DATE										AG DATE																			
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 0810										CONCRETE A										0 100 18 3									
54.00										SF 6.50										6.50 100 2020 2020 3 99									
347																													
2 0811										CONCRETE B										0 100 0 0									
704.00										SF 5.20										5.20 100 2020 2020 3 99									
3,624																													
3 0476										VF 6 SBPL										0 100 0 0									
72.00										LF 32.00										32.00 100 2020 2020 3 96									
2,212																													
4 0470										VNYL GATE										0 100 0 0									
1.00										UT 300.00										300.00 100 2020 2020 3 96									
288																													
5 0462										ST/AL FNC										0 100 72 0									
288.00										SF 10.00										10.00 100 2020 2020 3 93									
2,678																													
6 0463										FENCE GATE										0 100 0 0									
1.00										UT 300.00										300.00 100 2020 2020 3 96									
288																													
LAND DESCRIPTION										TOTAL OB/XF 9,437																			
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 000134										C										SFR POND									
100										RSF-2										0.00 0.00									
1.00										LT										1.00 1.00 1.00									
75,000.00										75,000.00										75,000									
REVIEW DATE 01/26/2021										BY KW										Total Acres: 0.00									
Total Land Value: 75,000										Market: 0										Agricultural: 0									
Common: 75,000										PRINTED 08/06/2024 BY SYS																			