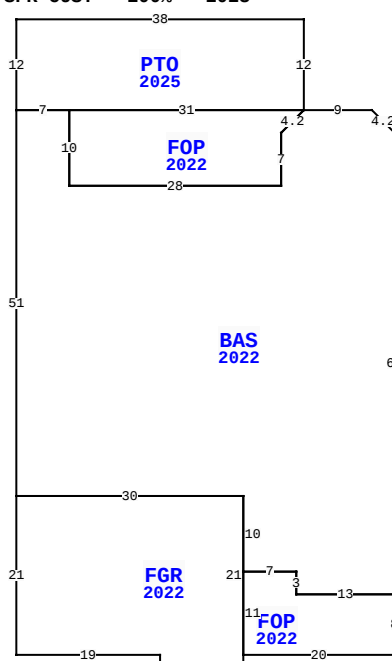


KYLES WILL R & VERONICA P
95197 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0402-0000

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	VALUATION SUMMARY																									
Exterior Wall		31	HARDIE BRD 100		0500	01	3,022	102.8560	162.51	491,105	2022	2022		0	0	0.50	99.50	VALUATION BY		STANDARD																							
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2023													Heated Area: 2500																									
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2023																									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE													488,649												
Interior Floo		14	CARPET 60															TOTAL MARKET OB/XF VALUE													17,964												
Interior Floo		13	LVT/LAMNT 40															TOTAL LAND VALUE - MARKET													135,000												
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE													641,613												
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction													110,863												
Bedrooms			4 100															ASSESSED VALUE													530,750												
Bathrooms			3 100															TOTAL EXEMPTION VALUE													HX HB VX 55,722												
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE													475,028												
Stories		1.	1. 100															TOTAL JUST VALUE													641,613												
Units		0	0 100															NCON VALUE													0												
Occupancy		00	NONE 100		INCOME VALUE																																						
					PREVIOUS YEAR MKT VALUE													660,652																									
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,500	100	2022	2,500	404,244																																						
FGR	652	55	2022	359	58,049																																						
FOP	181	30	2022	54	8,732																																						
FOP	285	30	2022	86	13,906																																						
PTO	456	5	2025	23	3,719																																						
TOTALS		4,074		3,022	488,649																																						
EXTRA FEATURES					95197 GOLDEN GLOW DR, FERNANDINA BEACH													BLD DATE										LGL DATE					05/08/2025					MLU					
																		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	0855	CONC PAVER	0	100	0	0	885.00	SF	10.00	10.00	100	2022	2022	3	99	8,762																											
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2022	2022	3	99	356																											
3	0912	SCRN RM G	0	100	38	12	456.00	SF	20.00	20.00	100	2023	2023		97	8,846																											
LAND DESCRIPTION					TOTAL OB/XF													17,964																									
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	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																										
						</																																					