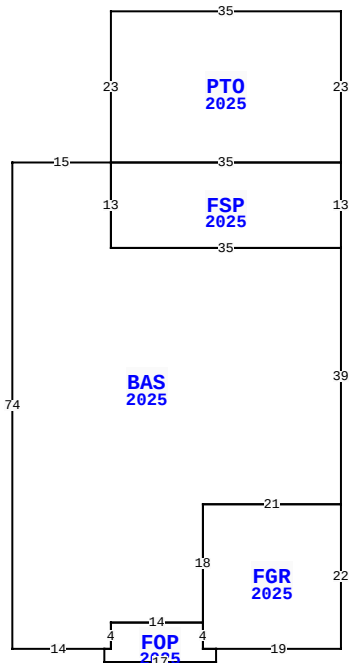


DUVALL KEVIN R & STARR
95221 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0565-0000

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	3,230	111.3200	175.89	568,125	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2025										Heated Area: 2727										HX Base Yr 2025									
Roof Cover		05	COMP SHNGL 100												BUILDING MARKET VALUE										568,125									
Interior Wall		03	DRYWALL 100												TOTAL MARKET OB/XF VALUE										27,740									
Interior Floo		11	CLAY TILE 100												TOTAL LAND VALUE - MARKET										135,000									
Interior Floo		14	CARPET 0												TOTAL MARKET VALUE										730,865									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										730,865																			
Bedrooms			4 100		TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms			3 100		BASE TAXABLE VALUE										680,143																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										730,865																			
Stories		1.	1. 100		NCON VALUE										595,865																			
Units		00	0 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE																			
Occupancy		00	NONE 100												165,000																			
Quality		03	Quality Level 03												PERMIT NUM																			
DOR CODE		0100	SINGLE FAMILY												C0240003662																			
MAP NUM			MKT AREA		04										B240002243																			
NEIGHBORHOOD/LOC		4042.00													B230011058																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,727	100	2025	2,727	479,652																													
FGR	462	55	2025	254	44,676																													
FOP	90	30	2025	27	4,749																													
FSP	455	40	2025	182	32,012																													
PTO	805	5	2025	40	7,036																													
TOTALS		4,539		3,230	568,125	95221 GOLDEN GLOW DR, FERNANDINA BEACH										BLD DATE																		
EXTRA FEATURES												XF DATE										LGL DATE												
												INC DATE										LAND 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	05/08/2025 MLU																
1	0855	CONC PAVER	0	100	0	0	664.00	SF	10.00	10.00	100	2025	2024	100		6,640																		
2	0912	SCRN RM G	0	100	35	23	805.00	SF	20.00	20.00	100	2025	2024	100		16,100																		
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024	100		5,000																		
LAND DESCRIPTION												TOTAL OB/XF										27,740												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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																	
					</																													