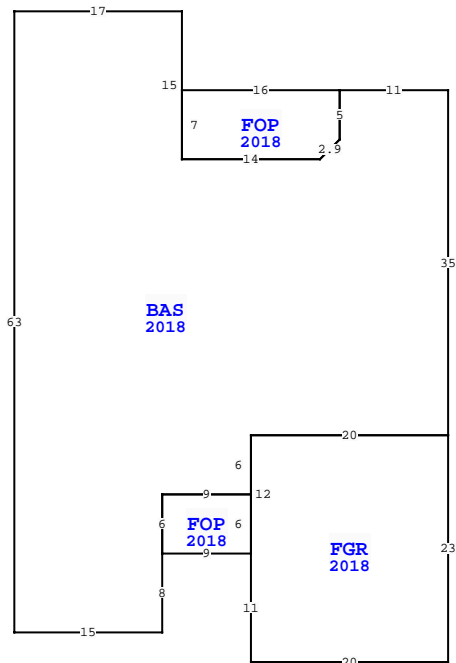


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		0	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	
0100	01	2,222	111.1320	111.13	246,931	2018	2018	0	0	2.60	97.40	
1 SINGLE FAM - 0% - 0 Heated Area: 1920 HX Base Yr												



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2018	1,920	207,822
FGR	460	55	2018	253	27,385
FOP	54	30	2018	16	1,732
FOP	110	30	2018	33	3,572
TOTALS	2,544			2,222	240,511

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			240,511
TOTAL MARKET OB/XF VALUE			3,354
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			328,865
SOH/AGL Deduction			0
ASSESSED VALUE			328,865
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			328,865
TOTAL JUST VALUE			328,865
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808581	CO ISSUED	0	12/26/2018
B1808581	NEW CONSTR	251,389	08/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2521/0215	12/08/2021	SW	U	V	30	6,996,600
GRANTOR: LAF JAX NC LLC						
GRANTEE: MURAKAMI FL LLC						
2287/0269	6/28/2019	SW	U	I	11	100
GRANTOR: BRS BETTER NEIGHBORHO						
GRANTEE: LAF JAX NC LLC						

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	0811	CONCRETE B	0	0	0	0		665.00	SF	5.20		3	97	3,354	

95133 GLADIOLUS PL, FERNANDINA BEACH	BLD DATE	03/29/2023	NW	LGL DATE	
	XF DATE			LAND DATE	04/23/2025
	INC DATE			AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W11 FOP=[YR=2018] W16 S7 E14 U2 R2 N5\$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000									