

GANNON DONNA G & JOHN R
95144 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0387-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		31		HARDIE BRD 100		0500		01		3,882		95.7600		158.96		617,083		2023		2023		0		0		0		0.50		99.50	
Exterior Wall		08		IRREGULAR 100		1		SFR CUST		100%		- 2025		Heated Area: 3342		HX Base Yr 2025																	
Roof Structur		03		COMP SHNGL 100																													
Roof Cover		05		DRYWALL 100																													
Interior Wall		12		HARDWOOD 60																													
Interior Floo		14		CARPET 40																													
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																													
Quality		02		Quality Level 02																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		4042.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,755		100		2023		2,755		435,745																							
FGR		652		55		2023		359		56,782																							
FOP		240		30		2023		72		11,388																							
FSP		252		40		2023		101		15,975																							
FUS		587		100		2023		587		92,843																							
STR		80		10		2023		8		1,266																							
TOTALS		4,566						3,882		613,998																							
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			