

LOPEZ JACQUELINE
95509 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0542-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD	31		HARDIE BRD 100		0500		01	3,835		95.7600		158.96		609,612		2024		2024		0		0		0.00		100.00											
Exterior Wall		08	IRREGULAR 100		1 SFR CUST		0%		- 2025		Heated Area:		3374		HX		Base Yr																						
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		13	LVT/LAMNT 50																																				
Interior Floor		14	CARPET 50																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			5 100																																				
Bathrooms			4 100																																				
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	2,787	100	2025	2,787	443,022																																		
FGR	619	55	2025	340	54,046																																		
FOP	134	30	2025	40	6,358																																		
FOP	252	30	2025	76	12,081																																		
FUS	587	100	2025	587	93,310																																		
STR	52	10	2025	5	795																																		
TOTALS		4,431			3,835	609,612																																	
EXTRA FEATURES										95509 GOLDEN GLOW DR, FERNANDINA BEACH										BLD DATE										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																								