LOT 374
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

MURRAY EILEEN R & CHARLES A
95056 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0374-0000

BUILDING CHARACTERISTICS

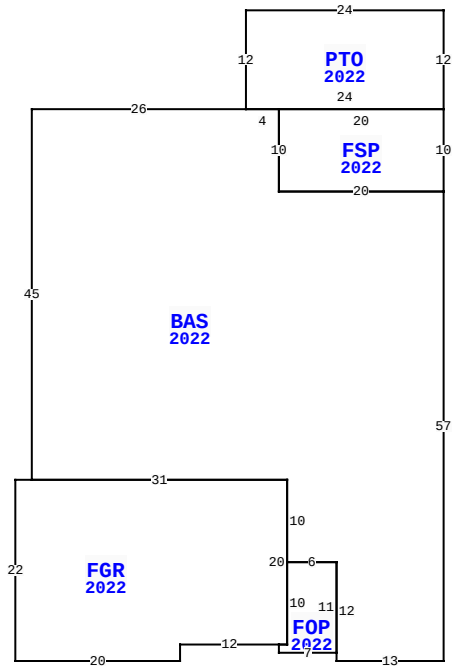
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100	2,396	359,448
FGR	700	55	385	57,758
FOP	67	30	20	3,000
FSP	200	40	80	12,002
PTO	288	5	14	2,100
TOTALS	3,651		2,895	434,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,895	105.2800	150.02	434,308	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2396 HX Base Yr 2023



95056 GOLDEN GLOW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		434,308
TOTAL MARKET OB/XF VALUE		7,132
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		556,440
SOH/AGL Deduction		0
ASSESSED VALUE		556,440
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		506,440
TOTAL JUST VALUE		556,440
NCON VALUE		441,440
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017812	NEW CONSTR	407,179	12/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1896	9/16/2022	SW	Q	I	01	660,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: MURRAY EILEEN R & C						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W24 S12 BAS=[YR=2022] W26 S45 FGR=[YR=2022] W2 S22 E20 N2 E12 FOP=[YR=2022] S1 E7 N11 W6 S10 W1$ E1 N20 W31$ E31 S10 E6 S12 E13 N57 FSP=[YR=2022] N10 W20 S10 E20$ W20 N10 W4$ E24 N12$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0	100	0	0	1,244.00	SF	4.00	4.00	100	2022	2022	3	100	4,976	
3	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2022	2022	3	100	156	

LAND DESCRIPTION

TOTAL OB/XF 7,132

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 10/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS