LOT 378
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

WHITE RONALD JACKSON
95078 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0378-0000

BUILDING CHARACTERISTICS

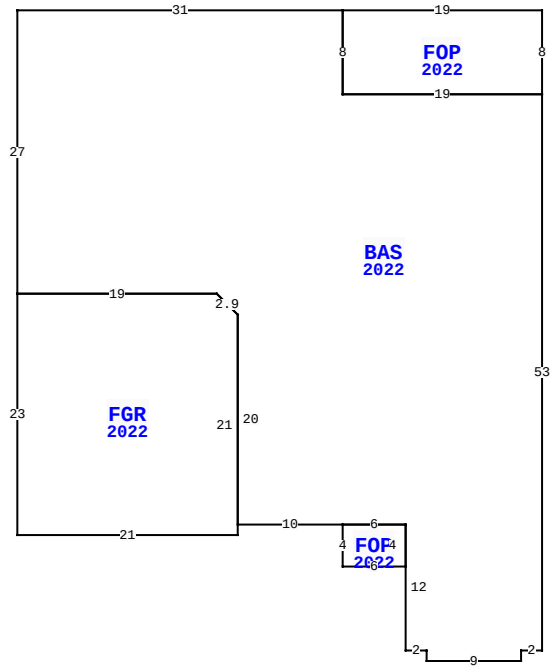
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,003	100	2,003	321,121
FGR	481	55	265	42,485
FOP	24	30	7	1,122
FOP	152	30	46	7,375
TOTALS	2,660		2,321	372,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,321	112.5040	160.32	372,103	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 2003 HX Base Yr



95078 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	372,103
TOTAL MARKET OB/XF VALUE	4,323
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	491,426
SOH/AGL Deduction	0
ASSESSED VALUE	491,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,426
TOTAL JUST VALUE	491,426
NCON VALUE	376,426
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016372	NEW CONSTR	329,859	11/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0113	9/28/2022	SW	Q	I	01	547,600
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: WHITE RONALD JACKSO						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W19 BAS=[YR=2022] W31 S27 FGR=[YR=2022] S23 E21 N21 U2 L2 W19 $ E19 D2 R2 S20 E10 FOP=[YR=2022] S4 E6 N4 W6$ E6 S12 E2 S1 E9 N1 E2 N53 W19 N8$ S8 E19 N8$.

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	0811	CONCRETE B	0	0	0	0	760.00	SF	5.20	5.20	100	2022	2022	3	100	3,952	
2	0810	CONCRETE A	0	0	0	0	57.00	SF	6.50	6.50	100	2022	2022	3	100	371	

LAND DESCRIPTION

TOTAL OB/XF 4,323

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	0		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