LOT 395
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

HARMON CHRISTOPHER R/COOK KENNETH BLAKE
95196 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0395-0000

BUILDING CHARACTERISTICS

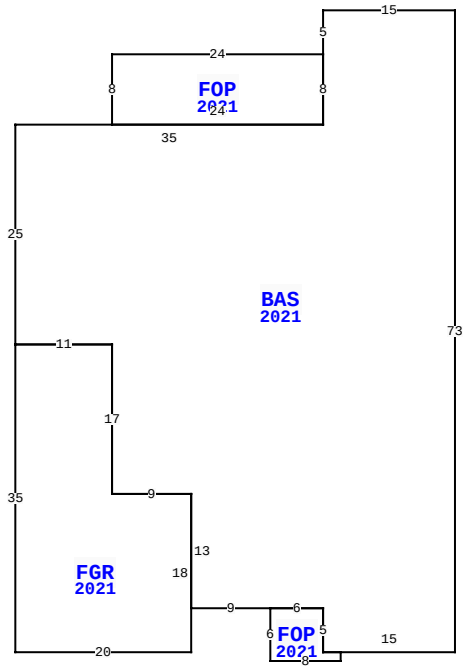
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,573	100	2,573	407,394
FGR	547	55	301	47,659
FOP	38	30	11	1,741
FOP	192	30	58	9,184
TOTALS	3,350		2,943	465,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,943	111.6720	159.13	468,320	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 0% - 0 Heated Area: 2573 HX Base Yr



95196 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	465,978
TOTAL MARKET OB/XF VALUE	6,340
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	587,318
SOH/AGL Deduction	16,840
ASSESSED VALUE	570,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	570,478
TOTAL JUST VALUE	587,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105341	CO ISSUED	0	11/23/2021
B2105341	NEW CONSTR	378,275	04/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/1725	3/16/2023	WD	Q	I	02	610,000
GRANTOR: ACTON NORMA OLIVIA						
GRANTEE: HARMON CHRISTOPHER						
2517/1124	11/30/2021	SW	Q	I	01	701,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: ACTON NORMA OLIVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 S5 FOP=[YR=2021] W24 S8 E24 N8$ S8 W35 S25
FGR=[YR=2021] S35 E20 N18 W9 N17 W11$ E11 S17 E9 S13 E9
FOP=[YR=2021] S6 E8 N1 W2 N5 W6$ E6 S5 E15 N73$.

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	0855	CONC PAVER	0	0	0	0	634.00	SF	10.00	10.00	100	2021	2021	3	100	6,340	

LAND DESCRIPTION

TOTAL OB/XF 6,340

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 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS