LOT 402
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

KYLES WILL R & VERONICA P
95197 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0402-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

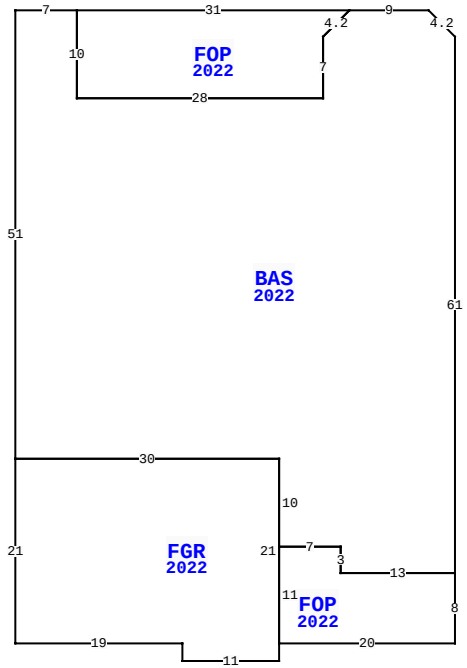
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,500	100	2,500	374,400
FGR	652	55	359	53,764
FOP	181	30	54	8,087
FOP	285	30	86	12,879
TOTALS	3,618		2,999	449,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,999	105.0920	149.76	449,130	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2500 HX Base Yr 2023



95197 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		449,130
TOTAL MARKET OB/XF VALUE		9,210
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		573,340
SOH/AGL Deduction		85,853
ASSESSED VALUE		487,487
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		432,487
TOTAL JUST VALUE		573,340
NCON VALUE		456,642
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300930	ADDITION	15,356	01/23/2023
21012530	CO ISSUED	0	11/01/2022
21017016	NEW CONSTR	421,271	12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0039	11/23/2022	WD	Q	I	01	572,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KYLES WILL R & VERO						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W9 FOP=[YR=2022] W31 S10 E28 N7 U3 R3 $ D3 L3 S7 W28 N10 W7 S51 FGR=[YR=2022] S21 E19 S2 E11 N2 FOP=[YR=2022] E20 N8 W13 N3 W7 S11$ N21 W30$ E30 S10 E7 S3 E13 N61$.

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	100	0	0	885.00	SF	10.00	10.00	100	2022	2022	3	100	8,850	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2022	2022	3	100	360	

LAND DESCRIPTION

TOTAL OB/XF 9,210

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	000134	C	SFR POND	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 04/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS