LOT 403
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

SOMMERS PAMELA R & MADISON L
95189 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0403-0000

BUILDING CHARACTERISTICS

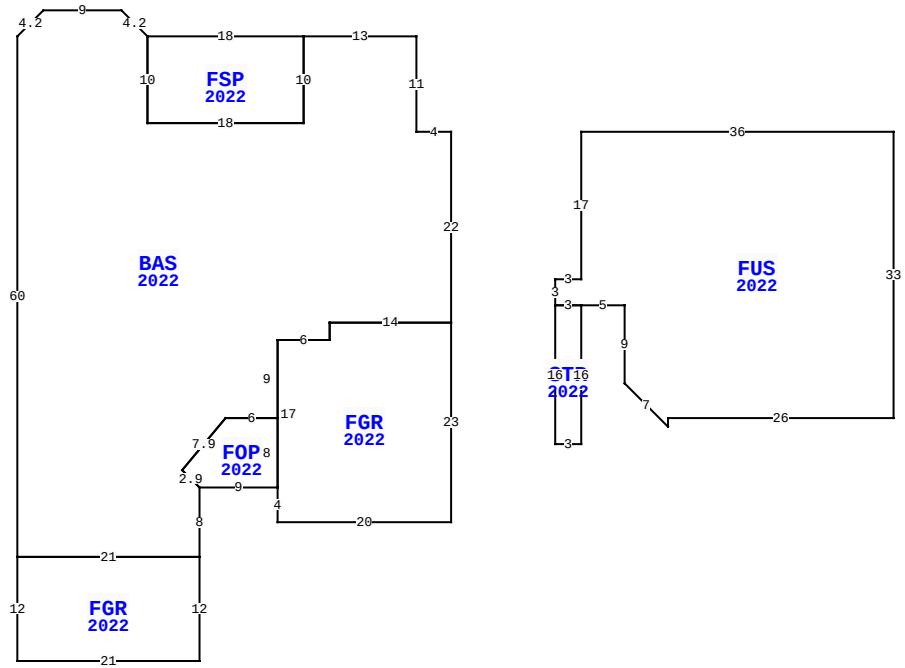
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,141	100	2,141	304,793
FGR	252	55	139	19,788
FGR	448	55	246	35,021
FOP	71	30	21	2,990
FSP	180	40	72	10,250
FUS	1,125	100	1,125	160,155
STR	48	10	5	712
TOTALS	4,265		3,749	533,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,749	99.9000	142.36	533,708	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 3266 HX Base Yr 2023



95189 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		533,708
TOTAL MARKET OB/XF VALUE		9,640
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		658,348
SOH/AGL Deduction		0
ASSESSED VALUE		658,348
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		608,348
TOTAL JUST VALUE		658,348
NCON VALUE		543,348
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018164	CO ISSUED	0	12/12/2022
21016169	NEW CONSTR	0	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1780	12/09/2022	WD	Q	I	02	639,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SOMMERS PAMELA R &						
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] W4N11W13 FSP=[YR=2022] W18 S10 E18 N10$ S10 W18 N10 U3 L3 W9 D3 L3 S60 FGR=[YR=2022] S12 E21 N12 W21$ E21 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S4 E20 N23 W14 S2 W6 S17$ N8 W6 D6 L5 D2 R2 $ U2 L2 U6 R5 E6 N9 E6 N2 E14 N22$ PTR=E15 FUS=[YR=2022] E36 S33 W26 S1 U5 L5 N9 W5 STR=[YR=2022] S16 W3 N16 E3$ W3 N3 E3 N17$ W15$.

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	964.00	SF	10.00	10.00	100	2022	2022	3	100	9,640	

LAND DESCRIPTION

TOTAL OB/XF 9,640

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 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS