LOT 405
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

DOYLE THOMAS M & ANNA L
95157 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0405-0000

BUILDING CHARACTERISTICS

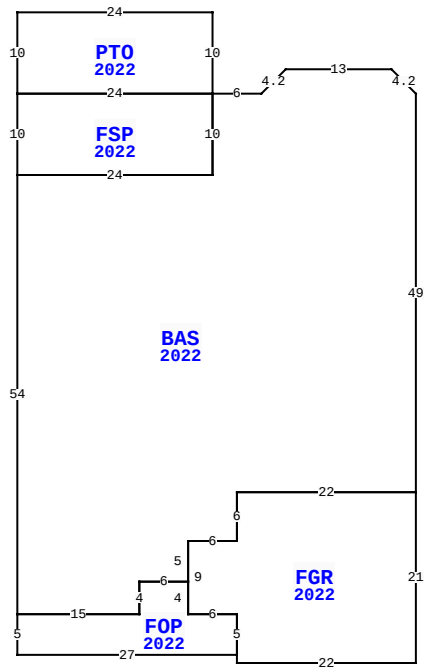
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,536	100	2,536	374,339
FGR	516	55	284	41,921
FOP	159	30	48	7,085
FSP	240	40	96	14,171
PTO	240	5	12	1,771
TOTALS	3,691		2,976	439,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,976	103.5880	147.61	439,287	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 2536 HX Base Yr



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

95157 GOLDEN GLOW DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	439,287
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	560,587
SOH/AGL Deduction	0
ASSESSED VALUE	560,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560,587
TOTAL JUST VALUE	560,587
NCON VALUE	445,587
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017932	CO ISSUED	0	12/07/2022
21017997	NEW CONSTR	422,358	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0320	12/08/2022	WD	Q	I	01	657,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DOYLE THOMAS M & AN						
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 W13 D3 L3 W6 PTO=[YR=2022] N10 W24 S10 FSP=[YR=2022] S10 E24 N10 W24$ E24$ S10 W24 S54 FOP=[YR=2022] S5 E27 FGR=[YR=2022] S1 E22 N21 W22 S6 W6 S9 E6 S5$ N5 W6 N4 W6 S4 W15$ E15 N4 E6 N5 E6 N6 E22 N49$.

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	576.00	SF	10.00	10.00	100	2022	2022	3	100	5,760	
2	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2022	2022	3	100	540	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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