

LOT 413
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

TRAVERSON MARIANNE & GARY C
65-17 77TH PLACE
MIDDLE VILLAGE, NY 11379

2023

27-2N-28-006C-0413-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 100	0500	01	2,307	117.4040	167.30	385,961	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 SFR CUST - 0% - 0													Heated Area: 1868												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
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	1,868	100	1,868	312,516																								
FGR	602	55	331	55,376																								
FOP	28	30	8	1,338																								
FOP	334	30	100	16,730																								
TOTALS			2,832	2,307	385,961																							
EXTRA FEATURES			95073 GOLDEN GLOW DR, FERNANDINA BEACH																									
L N	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	977.00	SF	5.20	5.20	100	2022	2022	3	100	5,080												
2	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	2022	2022	3	100	195												
TOTAL OB/XF 5,275																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 10/26/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0267	2/27/2023	SW	Q	I	01	570,000

GRANTOR: FF FLORIDA RESIDENTIA
GRANTEE: TRAVERSON MARIANNE
2457/1112 4/28/2021 SW U V 30 3,800,000
GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W31 FOP=[YR=2022] N10 W19 S18 E18 N8 E1\$ W1 S8 W18 S52 E13 N7 FOP=[YR=2022] E7 N4 FGR=[YR=2022] E9 S1 E21 N23 W18 D2 L2 S7 W11 S13 E1\$ W7 S4\$ N4 E6 N13 E11 N7 U2 R2 E18 N27\$.

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	385,961
TOTAL MARKET OB/XF VALUE	5,275
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	506,236
SOH/AGL Deduction	27,000
ASSESSED VALUE	479,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,236
TOTAL JUST VALUE	506,236
NCON VALUE	391,236
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

Diagram showing building footprint (FOP 2022) and surrounding areas (BAS 2022, FGR 2022) with dimensions.