LOT 416
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

PIWKO THADDEUS S & JILL M
95055 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0416-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

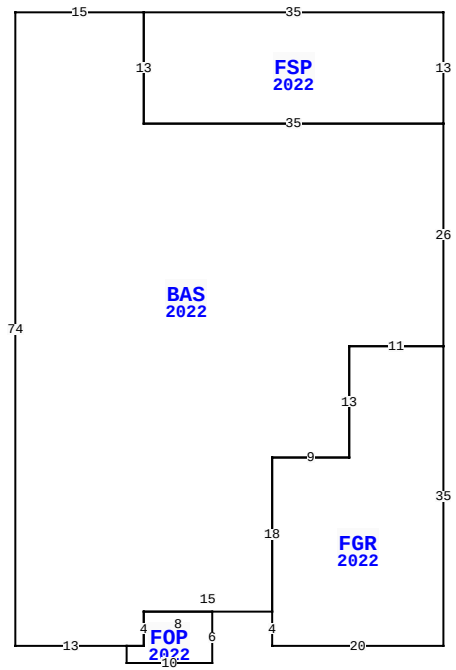
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,602	100	2,602	378,643
FGR	583	55	321	46,712
FOP	52	30	16	2,328
FSP	455	40	182	26,485
TOTALS	3,692		3,121	454,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,121	102.1200	145.52	454,168	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2602 HX Base Yr 2023



95055 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		454,168
TOTAL MARKET OB/XF VALUE		11,858
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		581,026
SOH/AGL Deduction		0
ASSESSED VALUE		581,026
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		531,026
TOTAL JUST VALUE		581,026
NCON VALUE		466,026
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017682	NEW CONSTR	437,577	12/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0280	10/04/2022	SW	Q	I	01	732,600
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: PIWKO THADDEUS S &						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W35 BAS=[YR=2022] W15 S74 E13 FOP=[YR=2022] S2 E10 N6 W8 S4 W2 $ E2 N4 E15 FGR=[YR=2022] S4 E20 N35 W11 S13 W9 S18$ N18 E9 N13 E11 N26 W35 N13$ S13 E35 N13$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2022	2022	3	100	3,286	
3	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50	6.50	100	2022	2022	3	100	572	
4	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2022	2022	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 11,858

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 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