

LOT 418
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

TOBER DOUGLAS WILLIAM & LEAH O
95023 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0418-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	2,695	100	2,695	419,746
FGR	440	55	242	37,692
FOP	111	30	33	5,140
FOP	455	30	136	21,182
TOTALS	3,701		3,106	483,760

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	100	0	0	608.00	SF	5.20	5.20	100	2022	2022	3	100	3,162	
2	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	2022	2022	3	100	332	

LAND DESCRIPTION			TOTAL OB/XF 3,494														
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
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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,106	109.2960	155.75	483,760	2022	2022	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 2695									
HX Base Yr 2023									
95023 GOLDEN GLOW DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/12/2023 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		483,760	
TOTAL MARKET OB/XF VALUE		3,494	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		602,254	
SOH/AGL Deduction		0	
ASSESSED VALUE		602,254	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		552,254	
TOTAL JUST VALUE		602,254	
NCON VALUE		487,254	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018254	CO ISSUED	0	12/12/2022
22004753	NEW CONSTR	446,518	03/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0602	12/16/2022	SW	Q	I	02	726,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: TOBER DOUGLAS WILLI						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W35 BAS=[YR=2022] W15 S73 E14 FOP=[YR=2022] S3 E17 N3 FGR=[YR=2022] E19 N22 W20S22 E1\$ W1 N4 W15 S4 W1\$ E1 N4 E15 N18 E20 N38 W35 N13\$ S13 E35 N13\$.									