LOT 421
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

TERRY TERRY ET AL/HEWITT WILLIAM
95007 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0421-0000

BUILDING CHARACTERISTICS

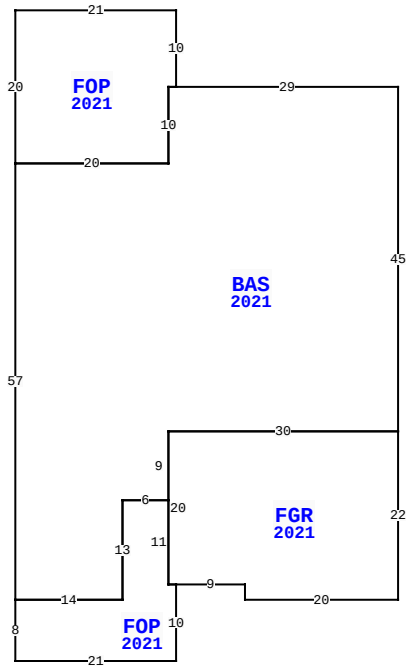
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,412	100	2,412	383,822
FGR	640	55	352	56,014
FOP	248	30	74	11,776
FOP	410	30	123	19,573
TOTALS	3,710		2,961	471,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,961	111.6720	159.13	471,184	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 0% - 0 Heated Area: 2412 HX Base Yr



95007 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	471,184
TOTAL MARKET OB/XF VALUE	12,450
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	598,634
SOH/AGL Deduction	19,355
ASSESSED VALUE	579,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	579,279
TOTAL JUST VALUE	598,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	526,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106064	CO ISSUED	0	12/15/2021
B2106064	NEW CONSTR	366,669	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1339	4/18/2023	WD	Q	I	01	699,500
GRANTOR: LEIS KATHY L & DOUGLA						
GRANTEE: TERRY TERRY ET AL						
2524/1025	12/22/2021	SW	Q	I	01	642,100
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: LEIS KATHY L & DOUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[YR=2021] N10 W21 S20 E20 N10 E1$ W1 S10 W20 S57 FOP=[YR=2021] S8 E21 N10 FGR=[YR=2021] E9 S2 E20 N22 W30 S20 E1$ W1 N11 W6 S13 W14$ E14 N13 E6 N9E30 N45$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
2	0855	CONC PAVER	0	0	0	0	895.00	SF	10.00	10.00	100	2021	2021	3	100	8,950	

LAND DESCRIPTION

TOTAL OB/XF 12,450

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 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS