



BUILDING CHARACTERISTICS													MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
CONSTRUCTION																									VALUATION SUMMARY									
ELEMENT	CD												TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																									VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 13,527 TOTAL MARKET VALUE 13,527 SOH/AGL Deduction 0 ASSESSED VALUE 13,527 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,527 TOTAL JUST VALUE 13,527 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE									
																									PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / U V / I / RSN CD SALE PRICE 2638/584 5/10/2023 SW U V 30 7,893,600 GRANTOR: AMELIA NATIONAL ENTER GRANTEE: FF FLORIDA RESIDENT									
																									BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE									
TOTALS																									95348 GOLDEN GLOW DR, FERNANDINA BEACH 04 4042.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE									
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																		
																	BUILDING NOTES																	
																	BUILDING DIMENSIONS																	
LAND DESCRIPTION													TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	13,527.00	13,527.00	13,527																	
REVIEW DATE 04/12/2023 BY HG Total Acres: 0.00 Total Land Value: 13,527 Market: 0 Agricultural: 0 Common: 13,527 PRINTED 08/02/2023 BY SYS																																		