

LOT 368
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

SPRIK JOHN EDWARD A & KRISTINA
95012 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0368-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 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		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
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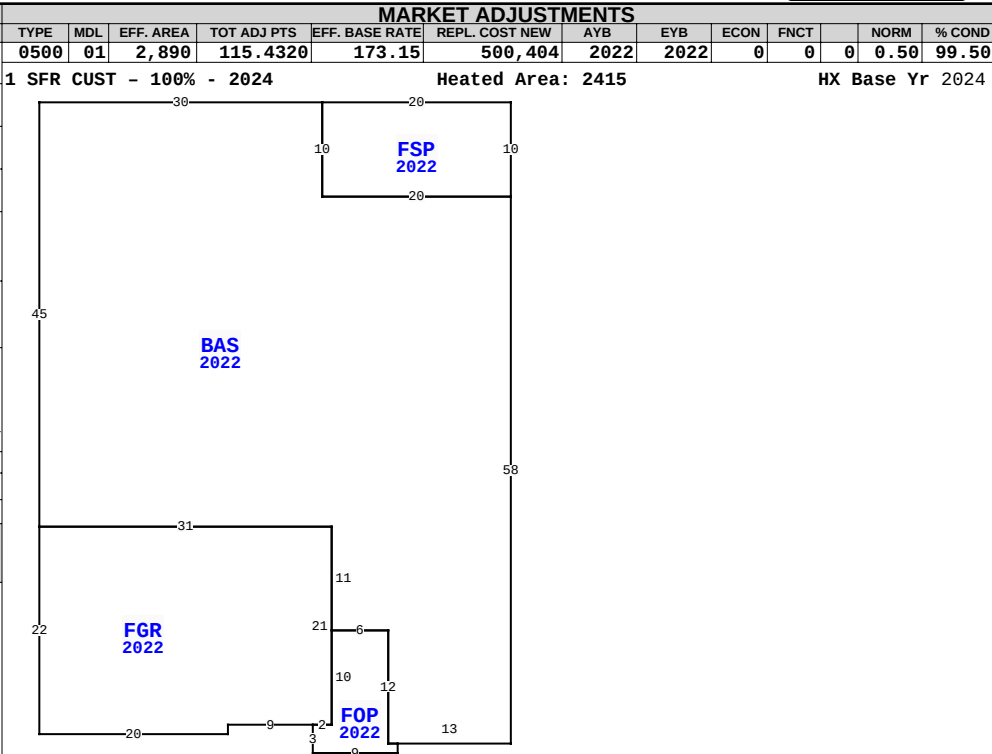
NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,415	100	2,415	416,066
FGR	671	55	369	63,573
FOP	85	30	26	4,479
FSP	200	40	80	13,783

TOTALS	3,371		2,890	497,902
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	20	14	280.00	SF	10.00	10.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0462	ST/AL FNC	0	100	0	0	936.00	SF	10.00	10.00	
5	0912	SCRN RM G	0	100	21	14	294.00	SF	20.00	20.00	
6	0855	CONC PAVER	0	100	21	14	294.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



95012 GOLDEN GLOW DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/18/2024	MLU

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	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	100	2022	2022	3	100	8,300	
2	0855	CONC PAVER	0	100	20	14	280.00	SF	10.00	10.00	100	2022	2022	3	100	2,800	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
4	0462	ST/AL FNC	0	100	0	0	936.00	SF	10.00	10.00	100	2022	2022	3	98	9,173	
5	0912	SCRN RM G	0	100	21	14	294.00	SF	20.00	20.00	100	2024	2023		100	5,880	
6	0855	CONC PAVER	0	100	21	14	294.00	SF	10.00	10.00	100	2024	2023		100	2,940	

TOTAL OB/XF											
31,093											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										497,902	
TOTAL MARKET OB/XF VALUE										31,093	
TOTAL LAND VALUE - MARKET										165,000	
TOTAL MARKET VALUE										693,995	
SOH/AGL Deduction										0	
ASSESSED VALUE										693,995	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										643,995	
TOTAL JUST VALUE										693,995	
NCON VALUE										8,820	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										605,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011880	21X14 SCRNL ENCL	9,772	09/15/2023
21015374	NEW CONSTR	411,686	11/05/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2581/0485	7/28/2022	SW	Q	I	01	683,700	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: SPRIK JOHN EDWARD A							
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											
FSP=[YR=2022] W20 BAS=[YR=2022] W30 S45 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S3 E9 N1 W1 N12 W6 S10 W2\$ E2 N21 W31\$ E31 S11 E6 S12 E13 N58 W20 N10\$ S10 E20 N10\$.											