

LOT 369
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

DEAN MICHAEL DEWAYNE & STACY GILES
95018 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0369-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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
BAS	2,552	100
FGR	583	55
FOP	31	30
FSP	455	40

TOTALS	3,621	3,064	475,411
EXTRA FEATURES			
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0504	FP-ELECTRI	0 100
2	0855	CONC PAVER	0 100
3	0855	CONC PAVER	0 100
4	0462	ST/AL FNC	0 100

LAND DESCRIPTION			
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	000134	C	SFR POND

REVIEW DATE			
10/25/2022			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,064	103.9600	155.94	477,800	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2024											
Heated Area: 2552											
HX Base Yr 2024											
FSP 2022											
BAS 2022											
FGR 2022											
FOP 2022											

95018 GOLDEN GLOW DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/18/2024 MLU											

TOTAL OB/XF											
17,422											
TOTAL LND UTS											
1.00											
UNIT TYPE											
LT											
DPTH FACT											
1.00											
% COND											
1.00											
TOT ADJ											
1.00											
UNIT PRICE											
165,000.00											
ADJ UNIT PRICE											
165,000.00											
LAND VALUE											
165,000											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		475,411	
TOTAL MARKET OB/XF VALUE		17,422	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		657,833	
SOH/AGL Deduction		0	
ASSESSED VALUE		657,833	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		607,833	
TOTAL JUST VALUE		657,833	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		578,473	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111709	NEW CONSTR	378,165	09/02/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2578/1239	7/15/2022	SW	Q	I	01
SALE PRICE					
646,400					
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: DEAN MICHAEL DEWAYN					
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	
BAS=[YR=2022] W15 FSP=[YR=2022] W35 S13 E35 N13\$ S13 W35 S25	
FGR=[YR=2022] S35 E20 N22 W9 N13 W11\$ E11 S13 E9 S18 E9	
FOP=[YR=2022] S5 E7 N1 W1 N4 W6\$ E6 S4 E15 N73\$.	