



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	3 100
Bathrooms	2.5 100
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

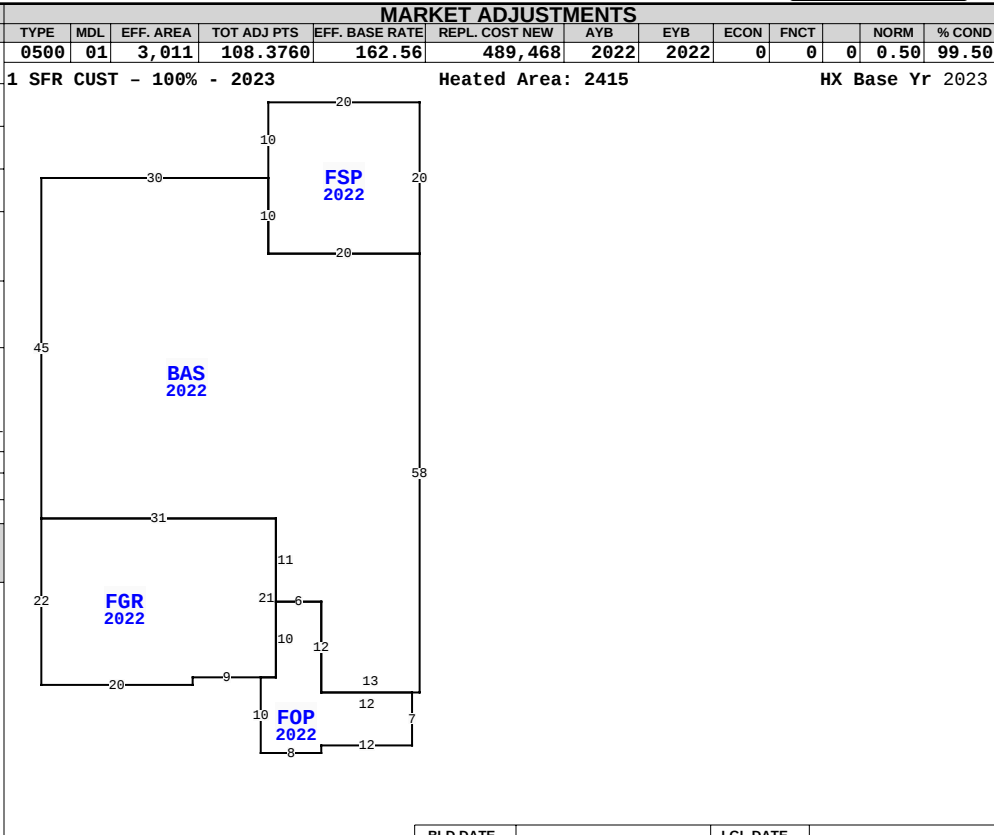
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,415	100	2,415	390,619
FGR	671	55	369	59,685
FOP	224	30	67	10,838
FSP	400	40	160	25,880

TOTALS	3,710		3,011	487,021
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	739.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50



95024 GOLDEN GLOW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	739.00	SF	5.20	5.20	100	2022	2022	3	100	3,843	
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2022	2022	3	100	351	

LAND DESCRIPTION										TOTAL OB/XF										4,194	
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	LA VA				
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	1				
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		487,021			
TOTAL MARKET OB/XF VALUE		4,194			
TOTAL LAND VALUE - MARKET		165,000			
TOTAL MARKET VALUE		656,215			
SOH/AGL Deduction		62,632			
ASSESSED VALUE		593,583			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		543,583			
TOTAL JUST VALUE		656,215			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		576,294			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015128	NEW CONSTR	429,565	11/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/0604	7/11/2022	SW	Q	I	01	725,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DRAOVITCH PETER & D						
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 S10 BAS=[YR=2022] W30 S45 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S10 E8 N1 E12 N7 W12 N12 W6 S10 W2\$ E2 N21 W31\$ E31 S11 E6 S12 E13 N58 W20 N10\$ S10 E20 N20\$.									