

LOT 371
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

VOELKER PAMELA JEAN L/E/
95036 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0371-0000



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	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

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	2,552	100	2,552	397,959
FGR	583	55	321	50,057
FOP	111	30	33	5,146
FOP	455	30	136	21,208

TOTALS	3,701		3,042	474,369
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EXTRA FEATURES		
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	646.00	SF	10.00	10.00	100	2022	2022	3	100	6,460	
3	0855	CONC PAVER	0	100	0	0	56.00	SF	10.00	10.00	100	2022	2022	3	100	560	
4	0911	SCRN RM A	0	100	0	0	975.00	SF	17.50	17.50	100	2022	2022	3	97	16,551	
5	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2022	2022	3	98	35,986	
6	0855	CONC PAVER	0	100	0	0	543.00	SF	10.00	10.00	100	2022	2022	3	100	5,430	
7	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2022	2022	3	98	8,467	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE	10/25/2022	BY	DJ
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,042	103.9600	155.94	474,369	2022	2022	0	0	0.00	100.00	
1 SFR CUST - 100% - 2023												
Heated Area: 2552												
HX Base Yr 2023												

95036 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	646.00	SF	10.00	10.00	100	2022	2022	3	100	6,460	
3	0855	CONC PAVER	0	100	0	0	56.00	SF	10.00	10.00	100	2022	2022	3	100	560	
4	0911	SCRN RM A	0	100	0	0	975.00	SF	17.50	17.50	100	2022	2022	3	97	16,551	
5	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2022	2022	3	98	35,986	
6	0855	CONC PAVER	0	100	0	0	543.00	SF	10.00	10.00	100	2022	2022	3	100	5,430	
7	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2022	2022	3	98	8,467	

TOTAL OB/XF												
75,454												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

Total Acres: 0.00	Total Land Value: 165,000	Market: 0	Agricultural: 0	Common: 165,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		474,369
TOTAL MARKET OB/XF VALUE		75,454
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		714,823
SOH/AGL Deduction		53,033
ASSESSED VALUE		661,790
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		606,790
TOTAL JUST VALUE		714,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004954	SCREEN ROOM	32,065	03/31/2022
22000748	SWIM POOL	96,600	01/12/2022
B2113055	NEW CONSTR	433,156	09/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/423	6/13/2023	LE U	I	I	11	100

GRANTOR: VOELKER PAMELA JEAN						
GRANTEE: BEYL KENDALL VOELKE						
2585/0021	8/15/2022	SW Q	I	I	01	816,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: VOELKER PAMELA JEAN						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2022] W15 FOP=[YR=2022] W35 S13 E35 N13\$ S13 W35 S25		
FGR=[YR=2022] S35 E19 FOP=[YR=2022] S3 E17 N3 W1 N4 W15 S4		
W1\$ E1 N22 W9 N13 W11\$ E11 S13 E9 S18 E15 S4 E15 N73\$.		