

LOT 372
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

KUNTZ FAMILY TRUST AGREEMENT/KUNTZ MATTHEW R CO-TR
95042 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0372-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
RMS		N/A 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100	2,396	400,324
FGR	671	55	369	61,653
FOP	233	30	70	11,696
FOP	400	30	120	20,050
TOTALS	3,700		2,955	493,721

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	
2	0812	CONCRETE C	0 100	0	0	1,763.00	SF	4.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,955	111.3900	167.08	493,721	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024 Heated Area: 2396 HX Base Yr 2024											
95042 GOLDEN GLOW DR, FERNANDINA BEACH											

TOTAL OB/XF									
12,052									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		493,721	
TOTAL MARKET OB/XF VALUE		12,052	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		670,773	
SOH/AGL Deduction		85,322	
ASSESSED VALUE		585,451	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		535,451	
TOTAL JUST VALUE		670,773	
NCON VALUE		505,773	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000505	INSTALL 49'9X11'6	16,000	01/16/2024
SP240000502	BUILD A NEW INGRO	67,235	01/16/2024
23001879	CO		09/19/2023
23001879	NEW CONSTR	414,821	02/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1447	9/27/2023	SW	Q	I	02	720,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: KUNTZ FAMILY TRUST						
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=2023;ORIG=70,0] W20 N10 W30 S45 E31 S10 E6 S12 E13 N57 \$									
FOP=[YR=2023;ORIG=50,-20] E20 S20 W20 N10 N10 \$									
FGR=[YR=2023;ORIG=20,35] E31 S10 S11 W1 W10 S1 W20 N22 \$									
FOP=[YR=2023;ORIG=51,45] E6 S12 E13 S8 W20 N9 E1 N11 \$									