

LOT 375
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

ANDERSON ROBERT J/JULIEN KRISTINE A
95062 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0375-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100	2,396	390,213
FGR	660	55	363	59,118
FOP	94	30	28	4,560
FOP	400	30	120	19,543
TOTALS	3,550		2,907	473,434

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	816.00	SF	5.20	
3	0810	CONCRETE A	0 100	0	0	24.00	SF	6.50	

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,907	108.5700	162.86	473,434	2023	2023	0	0
1 SFR CUST - 100% - 2024									
Heated Area: 2396									
HX Base Yr 2024									
95062 GOLDEN GLOW DR, FERNANDINA BEACH									

TOTAL OB/XF									
7,899									

TOTAL OB/XF									
7,899									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
473,434									
TOTAL MARKET OB/XF VALUE									
7,899									
TOTAL LAND VALUE - MARKET									
165,000									
TOTAL MARKET VALUE									
646,333									
SOH/AGL Deduction									
225,635									
ASSESSED VALUE									
420,698									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
370,698									
TOTAL JUST VALUE									
646,333									
NCON VALUE									
481,333									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
115,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230009586			07/26/2023
22002795	NEW CONSTR	416,670	02/18/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2674/1285	10/17/2023	SW	Q	I	01	725,000	
GRANTOR:FF FLORIDA RESIDENTIA							
GRANTEE:ANDERSON ROBERT J							
2457/1112	4/28/2021	SW	U	V	30	3,800,000	
GRANTOR:AMELIA NATIONAL ENTER							
GRANTEE:FF FLORIDA RESIDENT							

BUILDING NOTES									
BAS=[YR=2023;ORIG=60,0] W20 N10 W30 S45 E31 S10 E6 S12 E1 E12 N57 \$									
FGR=[YR=2023;ORIG=10,35] E31 S10 S10 W2 W9 S2 W20 N22 \$									
FOP=[YR=2023;ORIG=40,-20] E20 S20 W20 N10 N10 \$									
FOP=[YR=2023;ORIG=41,45] E6 S12 E1 S2 W9 N4 E2 N10 \$									