

LOT 377
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

CARPENTER WENDI BRYAN
95072 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0377-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,382	100	2,382	400,355
FGR	640	55	352	59,163
FOP	88	30	26	4,370
FOP	410	30	123	20,673
TOTALS	3,520		2,883	484,561

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP-PRE FAB	0	100	0	0			
2	0855	CONC PAVER	0	100	0	0			

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D							
1	000135	C	SFR	CNSVTN	100								

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,883	112.6120	168.92	486,996	2021	2021	0	0	0	0.50	99.50	
1 SFR CUST - 100% - 2023 Heated Area: 2382 HX Base Yr 2023													
95072 GOLDEN GLOW DR, FERNANDINA BEACH													
BLD DATE 04/18/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		484,561	
TOTAL MARKET OB/XF VALUE		11,840	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		661,401	
SOH/AGL Deduction		54,118	
ASSESSED VALUE		607,283	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		552,283	
TOTAL JUST VALUE		661,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		589,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106842	NEW CONSTR	361,093	05/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2537/0480	2/07/2022	SW	Q	I	01	667,500	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: CARPENTER WENDI BRY							
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													
FOP=[YR=2021] W21 S10 BAS=[YR=2021] W29 S44 FGR=[YR=2021] S22 E20 N2 E9 FOP=[YR=2021] S3 E8 N1 W1 N13 W6 S11 W1\$ E1 N20 W30\$ E30 S10E6 S13 E14 N57 W20 N10 W1\$ E1 S10 E20 N20\$.													