

LOT 378
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

WHITE RONALD JACKSON
95078 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0378-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Bathrooms		2 100
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

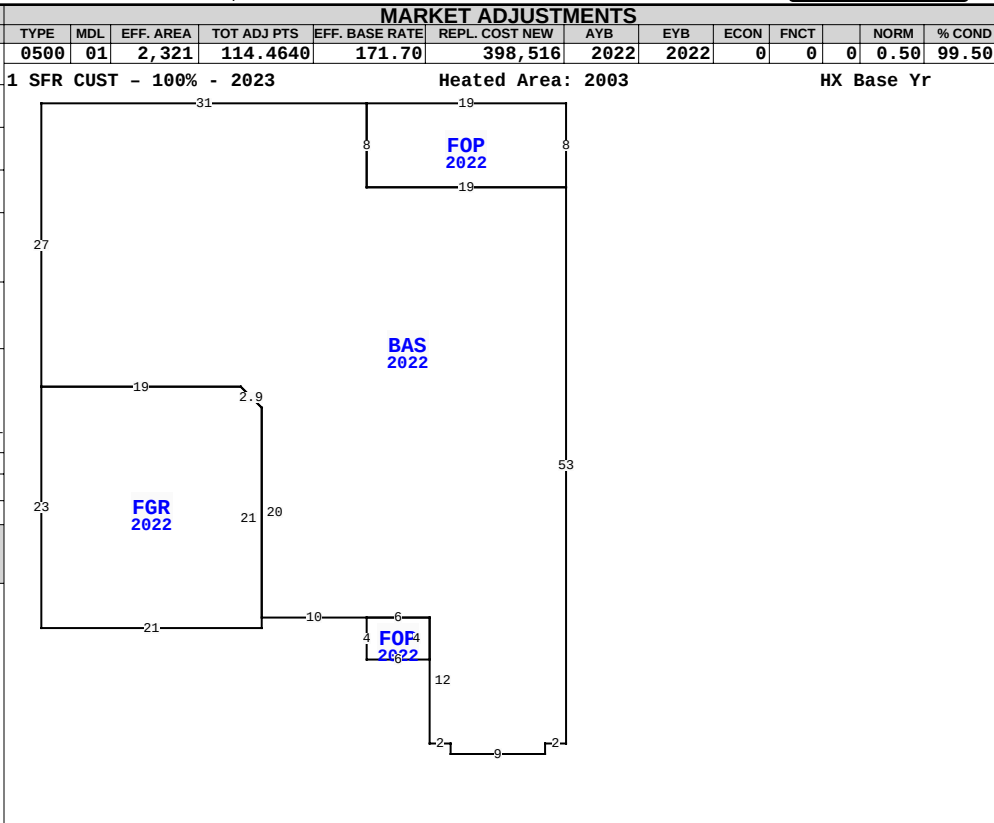
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2,003	342,195
FGR	481	55	265	45,273
FOP	24	30	7	1,196
FOP	152	30	46	7,859

TOTALS	2,660		2,321	396,523
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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	760.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50



95078 GOLDEN GLOW DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/18/2024
	INC DATE		AG DATE	MLU

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	760.00	SF	5.20	5.20	100	2022	2022	3	100	3,952	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2022	2022	3	100	371	

LAND DESCRIPTION										TOTAL OB/XF										4,323	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000.00				
REVIEW DATE		07/16/2024		BY DJ		Total Acres: 0.00			Total Land Value: 165.000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE										396,523				
TOTAL MARKET OB/XF VALUE										4,323				
TOTAL LAND VALUE - MARKET										165,000				
TOTAL MARKET VALUE										565,846				
SOH/AGL Deduction										59,677				
ASSESSED VALUE										506,169				
TOTAL EXEMPTION VALUE					13					506,169				
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										565,846				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										491,426				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006383	ADD NEW SCREEN EN	19,600	05/29/2024
21016372	NEW CONSTR	329,859	11/23/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2595/0113	9/28/2022	SW	Q	I	01	547,600	
GRANTOR:FF FLORIDA RESIDENTIA							
GRANTEE:WHITE RONALD JACKSO							
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=2022] W19 BAS=[YR=2022] W31 S27 FGR=[YR=2022] S23 E21 N21 U2 L2 W19 \$ E19 D2 R2 S20 E10 FOP=[YR=2022] S4 E6 N4 W6\$ E6 S12 E2 S1 E9 N1 E2 N53 W19 N8\$ S8 E19 N8\$.									