LOT 381
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

NURMI JOY LIZBETH ET AL/BAKER WILLIAM MICHAEL
95100 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0381-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

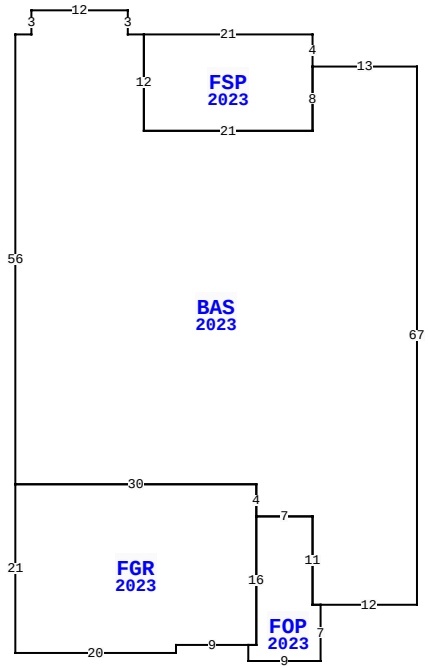
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,755	100	2,755	422,782
FGR	620	55	341	52,330
FOP	135	30	40	6,138
FSP	252	40	101	15,499
TOTALS	3,762		3,237	496,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,237	102.3040	153.46	496,750	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2755 HX Base Yr 2024



95100 GOLDEN GLOW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		496,750
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		670,750
SOH/AGL Deduction		0
ASSESSED VALUE		670,750
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		620,750
TOTAL JUST VALUE		670,750
NCON VALUE		505,750
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230006632			05/22/2023
22008964	NEW CONSTR	443,422	06/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/240	5/26/2023	WD	Q	I	01	747,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: NURMI JOY LIZBETH E						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	861.00	SF	10.00	10.00	100	2023	2023		100	8,610	
2	0855	CONC PAVER	0	100	0	0	39.00	SF	10.00	10.00	100	2023	2023		100	390	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W13 S8 W21 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E1 E12 N67 $
FGR=[YR=2023;ORIG=30,62] E30 S4 S16 W1 W9 S1 W20 N21 $
FSP=[YR=2023;ORIG=46,6] E21 S4 S8 W21 N12 $
FOP=[YR=2023;ORIG=60,66] E7 S11 E1 S7 W9 N2 E1 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS