LOT 385
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

ZARRELLA EARLENE S
95128 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0385-0000

BUILDING CHARACTERISTICS

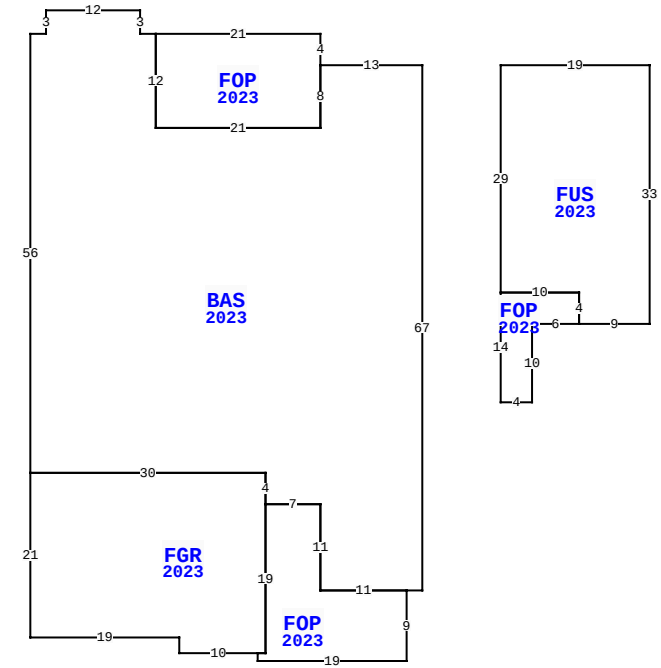
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,755	100	2,755	410,605
FGR	652	55	359	53,505
FOP	80	30	24	3,577
FOP	240	30	72	10,731
FOP	252	30	76	11,327
FUS	587	100	587	87,486
TOTALS	4,566		3,873	577,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,873	99.3600	149.04	577,232	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 3342 HX Base Yr



95128 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	577,232
TOTAL MARKET OB/XF VALUE	13,220
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	755,452
SOH/AGL Deduction	0
ASSESSED VALUE	755,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	755,452
TOTAL JUST VALUE	755,452
NCON VALUE	590,452
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002257	CO		03/28/2023
22002257	NEW CONSTR	547,587	02/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/351	6/25/2024	WD	Q	I	01	899,000
GRANTOR: SOTO-ACOSTA RAUL						
GRANTEE: ZARRELLA EARLENE S						
2631/170	3/31/2023	WD	Q	I	01	826,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SOTO-ACOSTA RAUL						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
2	0855	CONC PAVER	0	0	0	0	972.00	SF	10.00	10.00	100	2023	2023		100	9,720	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W13 S8 W21 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E11 E2 N67 $
FOP=[YR=2023;ORIG=36,-4] E21 S4 S8 W21 N12 $
FGR=[YR=2023;ORIG=20,52] E30 S4 S19 W1 W10 N2 W19 N21 $
FOP=[YR=2023;ORIG=50,56] S19 W1 S1 E19 N9 W11 N11 W7 $
FUS=[YR=2023;ORIG=80,0] E19 S33 W9 N4 W10 N29 $
FOP=[YR=2023;ORIG=80,29] E10 S4 W6 S10 W4 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,220

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	0		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