

LOT 386
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

DUNLOP GAYNOR ANN
95136 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0386-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,584	100	2,584	420,830
FGR	488	55	268	43,646
FOP	26	30	8	1,303
FOP	240	30	72	11,726
TOTALS	3,338		2,932	477,506

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,120.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0 100	0	0	75.00	SF	10.00	10.00	100	2022
3	0912	SCRN RM G	0 100	0	0	245.00	SF	20.00	20.00	100	2024
4	0855	CONC PAVER	0 100	0	0	245.00	SF	10.00	10.00	100	2024

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,932	108.5700	162.86	477,506	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023											
Heated Area: 2584											
HX Base Yr 2023											
95136 GOLDEN GLOW DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/18/2024 MLU											

TOTAL OB/XF											
19,300											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		477,506	
TOTAL MARKET OB/XF VALUE		19,300	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		661,806	
SOH/AGL Deduction		147,835	
ASSESSED VALUE		513,971	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		463,971	
TOTAL JUST VALUE		661,806	
NCON VALUE		7,350	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		572,702	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010069	245 SF SCR ENCL	9,500	08/07/2023
21011198	CO ISSUED	0	11/01/2022
21016384	NEW CONSTR	412,912	11/23/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0785	11/03/2022	WD	Q	I	02	592,400	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: DUNLOP GAYNOR ANN							
2467/0555	5/17/2021	SW	Q	V	05	2,250,000	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W24 BAS=[YR=2022] W6 U3 L3 W13 D3 L3 S50 FGR=[YR=2022] S20 E22 N7 E4 FOP=[YR=2022] S1 E8 N4 W6 S3 W2\$ E2 N8 W6 N5 W22\$ E22 S5 E6 S5 E6 S4 E2 S2 E13 N56 W24 N10 \$ S10 E24 N10\$.											