LOT 387
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

GANNON DONNA G & JOHN R
95144 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0387-0000

BUILDING CHARACTERISTICS

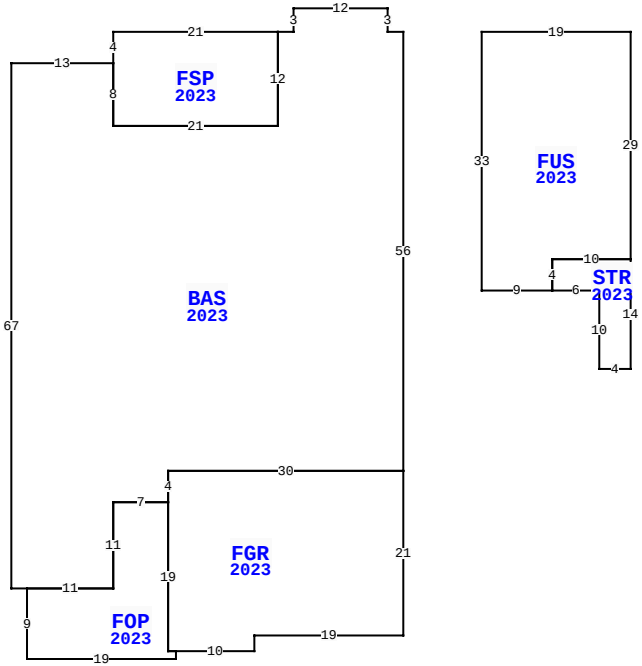
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	416,556
FGR	652	55	359	54,281
FOP	240	30	72	10,886
FSP	252	40	101	15,271
FUS	587	100	587	88,754
STR	80	10	8	1,210
TOTALS	4,566		3,882	586,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,882	100.8000	151.20	586,958	2023	2023	0	0	0	0.00	100.00

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



95144 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	586,958
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	762,758
SOH/AGL Deduction	0
ASSESSED VALUE	762,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,758
TOTAL JUST VALUE	762,758
NCON VALUE	597,758
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017007	CO ISSUED	0	01/17/2023
21017007	NEW CONSTR	547,735	12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0603	1/26/2023	WD	Q	I	01	753,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GANNON DONNA G & JO						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] W2 N3 W12 S3 W2 S12 W21 N8 W13 S67 E2 E11 N11 E7 N4 E30 N56 $
FSP=[YR=2023;ORIG=23,0] E21 S12 W21 N8 N4 $
FGR=[YR=2023;ORIG=30,56] E30 S21 W19 S2 W10 W1 N19 N4 $
FOP=[YR=2023;ORIG=23,60] E7 S19 E1 S1 W19 N9 E11 N11 $
FUS=[YR=2023;ORIG=70,0] E19 S29 W10 S4 W9 N33 $
STR=[YR=2023;ORIG=79,29] E10 S14 W4 N10 W6 N4 $
.

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	0	0	0	1,080.00	SF	10.00	10.00	100	2023	2023		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	000134	C	SFR POND	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