

LOT 389
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

FERREIRA ROBERT LANE & MIRANGA G
95158 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0389-0000



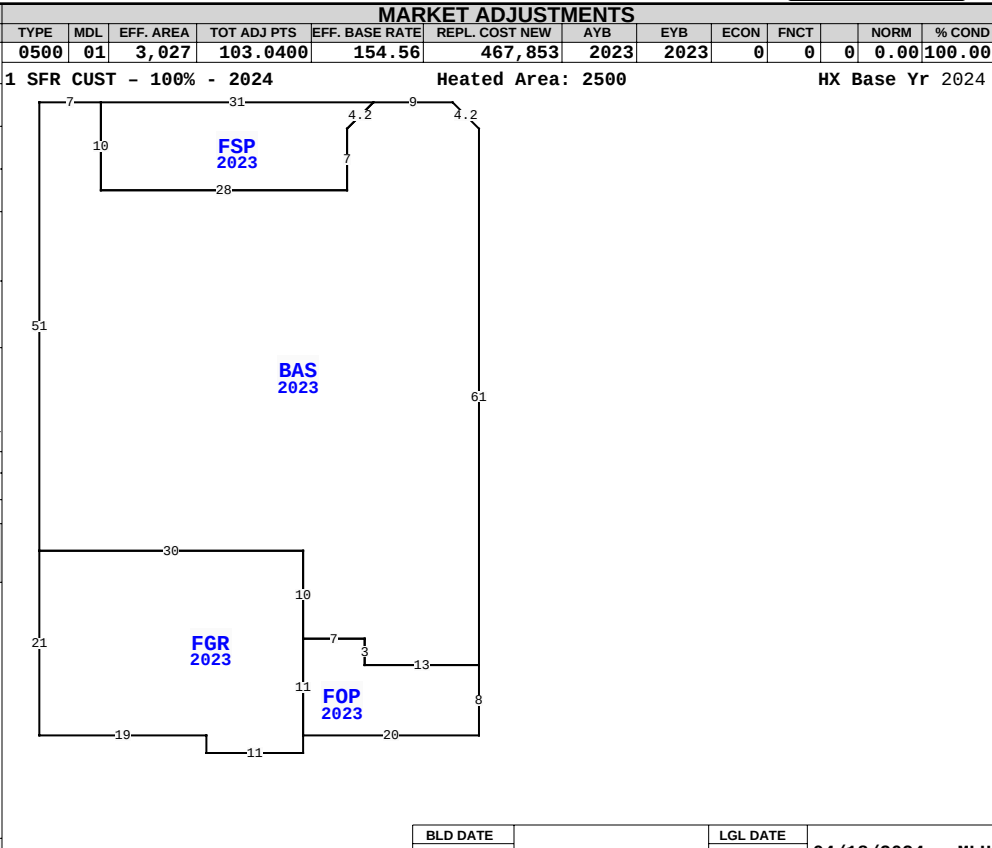
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,500	100	2,500	386,400
FGR	652	55	359	55,487
FOP	181	30	54	8,346
FSP	285	40	114	17,620
TOTALS	3,618		3,027	467,853

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	894.00	SF	10.00	10.00	100	2023
2	0855	CONC PAVER	0 100	0	0	52.00	SF	10.00	10.00	100	2023
3	0462	ST/AL FNC	0 100	0	0	864.00	SF	10.00	10.00	100	2023
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2023

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	



95158 GOLDEN GLOW DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/18/2024 MLU											

TOTAL OB/XF											
18,700											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
467,853											
TOTAL MARKET OB/XF VALUE											
18,700											
TOTAL LAND VALUE - MARKET											
165,000											
TOTAL MARKET VALUE											
651,553											
SOH/AGL Deduction											
33,047											
ASSESSED VALUE											
618,506											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
568,506											
TOTAL JUST VALUE											
651,553											
NCON VALUE											
486,553											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
115,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230005671			05/02/2023
22005585	NEW CONSTR	421,271	04/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2640/439	5/05/2023	WD	Q	I	02	652,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FERREIRA ROBERT LAN						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES											
BAS=[YR=2023;ORIG=90,0] U3L3 W9 D3L3 S7 W28 N10 W7 S51 E30											
S10 E7 S3 E13 N61 \$											
FSP=[YR=2023;ORIG=47,-3] E31 D3L3 S7 W28 N10 \$											
FGR=[YR=2023;ORIG=40,48] E30 S10 S11 S2 W11 N2 W19 N21 \$											
FOP=[YR=2023;ORIG=70,58] E7 S3 E13 S8 W20 N11 \$											