



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	12	HARDWOOD 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	2.	2. 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	2,807	100	2,807	536,614
FGR	668	55	367	70,159
FOP	179	30	54	10,323
FOP	252	30	76	14,529
FUS	587	100	587	112,217
STR	80	10	8	1,529

TOTALS	4,573		3,899	745,372
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		904.00	SF 10.00
2	0462	ST/AL FNC	0	100	0	0		1,770.00	SF 10.00
3	0861	POOL GUNIT	0	100	0	0		569.00	SF 85.00
4	0855	CONC PAVER	0	100	0	0		895.00	SF 10.00
5	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,899	127.4445	191.17	745,372	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 3394											
HX Base Yr 2024											

95164 GOLDEN GLOW DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			745,372
TOTAL MARKET OB/XF VALUE			86,055
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			996,427
SOH/AGL Deduction			0
ASSESSED VALUE			996,427
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			946,427
TOTAL JUST VALUE			996,427
NCON VALUE			831,427
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010762	CO		07/28/2023
22017982	SWIM POOL	150,000	12/07/2022
22010762	NEW CONSTR	542,576	07/14/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2664/16	8/10/2023	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: RUBLEE GEORGE GORDO					
2467/0555	5/17/2021	SW	Q	V	05
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES									
BAS=[YR=2023;ORIG=70,10] W13 S12 W21 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E10 E3 N71 \$									
FOP=[YR=2023;ORIG=36,10] E21 S12 W21 N12 \$									
FGR=[YR=2023;ORIG=20,66] E30 S4 S17 W11 S2 W19 N23 \$									
FOP=[YR=2023;ORIG=50,70] E7 S11 E10 S6 W17 N17 \$									
FUS=[YR=2023;ORIG=80,10] E19 S33 W9 N4 W10 N29 \$									
STR=[YR=2023;ORIG=80,39] S14 E4 N10 E6 N4 W10 \$									

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