



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 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

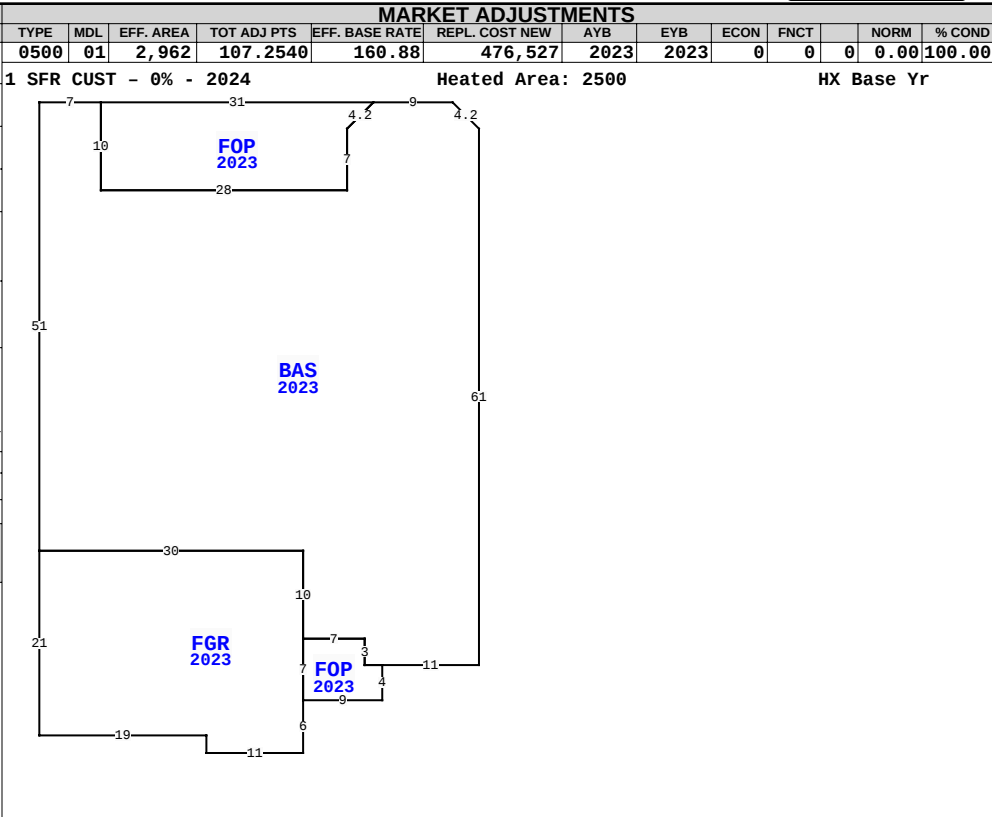
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	402,200
FGR	652	55	359	57,756
FOP	57	30	17	2,735
FOP	285	30	86	13,836

TOTALS	3,494		2,962	476,527
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	900.00	SF	10.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0912	SCRN RM G	0	0	0	0	1,040.00	SF	20.00
4	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	592.00	SF	10.00
6	0871	POOL HTR R	0	0	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	0		PUD	0.00	0.00	1.00



95174 GOLDEN GLOW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	900.00	SF	10.00	10.00	100	2023	2023		100	9,000	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
3	0912	SCRN RM G	0	0	0	0	1,040.00	SF	20.00	20.00	100	2023	2023		100	20,800	
4	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00	85.00	100	2023	2023		100	38,080	
5	0855	CONC PAVER	0	0	0	0	592.00	SF	10.00	10.00	100	2023	2023		100	5,920	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	

TOTAL OB/XF										79,300							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										476,527		
TOTAL MARKET OB/XF VALUE										79,300		
TOTAL LAND VALUE - MARKET										165,000		
TOTAL MARKET VALUE										720,827		
SOH/AGL Deduction										0		
ASSESSED VALUE										720,827		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										720,827		
TOTAL JUST VALUE										720,827		
NCON VALUE										555,827		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										115,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230006179			05/12/2023
23001840	ADDITION	18,000	02/10/2023
22018244	SWIM POOL	120,000	12/12/2022
22008384	NEW CONSTR	417,499	05/31/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/144	5/16/2023	WD	Q	I	01	879,100	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: SACCHETTI PAUL & CA							
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=90,0] U3L3 W9 D3L3 S7 W28 N10 W7 S51 E30									
S10 E7 S3 E2 E11 N61 \$									
FOP=[YR=2023;ORIG=47,-3] E31 D3L3 S7 W28 N10 \$									
FOP=[YR=2023;ORIG=70,58] E7 S3 E2 S4 W9 N7 \$									
FGR=[YR=2023;ORIG=40,48] E30 S10 S7 S6 W11 N2 W19 N21 \$									