

LOT 393
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

COOKSEY MARTY EUGENE & SUSAN LYN
95182 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0393-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
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	2,755	100	2,755	426,199
FGR	652	55	359	55,537
FOP	240	30	72	11,138
FOP	256	30	77	11,912
TOTALS	3,903		3,263	504,786

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,263	103.1320	154.70	504,786	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023 Heated Area: 2755 HX Base Yr 2023											
95182 GOLDEN GLOW DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		504,786	
TOTAL MARKET OB/XF VALUE		92,458	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		762,244	
SOH/AGL Deduction		56,204	
ASSESSED VALUE		706,040	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		651,040	
TOTAL JUST VALUE		762,244	
NCON VALUE		57,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		629,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007128	POOL		06/02/2023
22016173	CO ISSUED	0	10/27/2022
21014854	NEW CONSTR	459,034	10/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0709	10/28/2022	WD	Q	I	01	715,900
GRANTOR: RIVERSIDE HOMES OF						
GRANTEE: COOKSEY MARTY EUGEN						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	2,672.00	SF	10.00	10.00	100	2022	2022	3	100
2	0462	ST/AL FNC	0 100	0	0	780.00	SF	10.00	10.00	100	2022	2022	3	98
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99
4	0861	POOL GUNIT	0 100	0	0	540.00	SF	85.00	85.00	100	2024	2023		100
5	0855	CONC PAVER	0 100	0	0	960.00	SF	10.00	10.00	100	2024	2023		100
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100

BUILDING NOTES			

BUILDING DIMENSIONS
BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E21 N8 E1\$ W1 S8 W21 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 S2 E10 FOP=[YR=2022] S1 E19 N9 W11 N11 W7 S19 W1\$ E1 N23 W30\$ E30 S4 E7 S11 E13 N67\$.

LAND DESCRIPTION														
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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00