

LOT 401
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

NEUMYER MICHAEL ALLEN & YVONNE M
95203 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0401-0000



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	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,584	100	2,584	406,256
FGR	488	55	268	42,135
FOP	26	30	8	1,258
FOP	240	30	72	11,320
TOTALS	3,338		2,932	460,969

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,932	104.8100	157.22	460,969	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 2584											
HX Base Yr 2024											

95203 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											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
460,969											
TOTAL MARKET OB/XF VALUE											
9,970											
TOTAL LAND VALUE - MARKET											
165,000											
TOTAL MARKET VALUE											
635,939											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
635,939											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
585,939											
TOTAL JUST VALUE											
635,939											
NCON VALUE											
470,939											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
115,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230006557			05/19/2023
22008943	NEW CONSTR	412,121	06/10/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/1873	5/30/2023	WD	Q	I	01	703,300	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: NEUMYER MICHAEL ALL							
2467/0555	5/17/2021	SW	Q	V	05	2,250,000	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=100,0] U3L3 W13 D3L3 W6 S10 W24 S56 E13 N2											
E2 N4 E6 N5 E6 N5 E22 N50 \$											
FOP=[YR=2023;ORIG=51,0] E24 S10 W24 N10 \$											
FGR=[YR=2023;ORIG=72,55] E6 N5 E22 S20 W22 N7 W4 W2 N3 N5 \$											
FOP=[YR=2023;ORIG=66,60] E6 S3 E2 S1 W8 N4 \$											