

LOT 405
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

DOYLE THOMAS M & ANNA L
95157 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0405-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	31	HARDIE BRD 100	0500	01	2,976	103.5880	155.38	462,411	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2024													Heated Area: 2536																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floor	13	LVT/LAMMT 60														Tax Group: 4										Tax Dist:									
Interior Floor	14	CARPET 40														BUILDING MARKET VALUE										462,411									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										6,300									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										165,000									
Bedrooms		3 100														TOTAL MARKET VALUE										633,711									
Bathrooms		2.5 100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										633,711									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB DX VX									
Units	0	0 100														BASE TAXABLE VALUE										573,711									
Occupancy	00	NONE 100	TOTAL JUST VALUE										633,711																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										560,587																						
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	2,536	100	2,536	394,044																															
FGR	516	55	284	44,128																															
FOP	159	30	48	7,458																															
FSP	240	40	96	14,916																															
PTO	240	5	12	1,865																															
TOTALS			3,691	2,976	462,411																														
EXTRA FEATURES					95157 GOLDEN GLOW DR, FERNANDINA BEACH																														
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	0 100	0 0	576.00	SF	10.00	10.00	100	2022	2022	3	100	5,760																					
2	0855	CONC PAVER	0 100	0 0	54.00	SF	10.00	10.00	100	2022	2022	3	100	540																					
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000																		
REVIEW DATE 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS																																			