

LOT 406
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

UPTON KRISTIE J
95129 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0406-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100

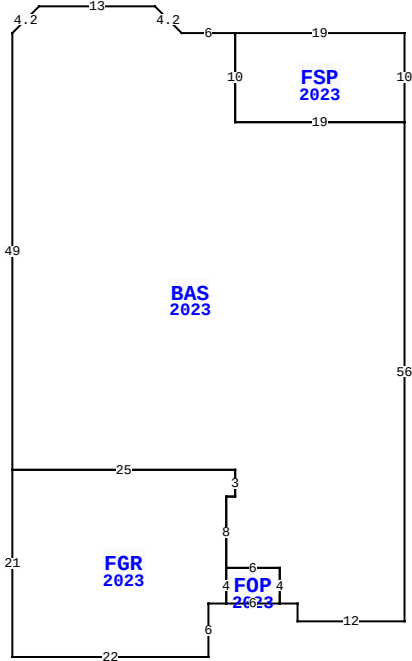
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2,311	387,693
FGR	495	55	272	45,631
FOP	24	30	7	1,174
FSP	190	40	76	12,750
TOTALS	3,020		2,666	447,248

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0855	CONC PAVER

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,666	111.8400	167.76	447,248	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 2311											
HX Base Yr 2024											



95129 GOLDEN GLOW DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/18/2024 MLU											

TOTAL OB/XF											
6,410											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
447,248											
TOTAL MARKET OB/XF VALUE											
6,410											
TOTAL LAND VALUE - MARKET											
165,000											
TOTAL MARKET VALUE											
618,658											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
618,658											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
568,658											
TOTAL JUST VALUE											
618,658											
NCON VALUE											
453,658											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
115,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230006298			05/16/2023
22006524	NEW CONSTR	379,956	04/26/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2720/219	6/20/2024	WD	Q	I	01	670,000	
GRANTOR: KIM DAVID DAEWHAN							
GRANTEE: UPTON KRISTIE J							
2645/297	5/25/2023	WD	Q	I	02	673,200	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: KIM DAVID DAEWHAN E							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=100,25] W19 N10 W6 U3L3 W13 D3L3 S49 E25 S3											
W1 S8 E6 S4 E2 S2 E12 N56 \$											
FSP=[YR=2023;ORIG=81,15] E19 S10 W19 N10 \$											
FGR=[YR=2023;ORIG=56,64] E25 S3 W1 S8 S4 W2 S6 W22 N21 \$											
FOP=[YR=2023;ORIG=80,75] E6 S4 W6 N4 \$											