

LOT 407
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BUSSER DAVID F & JUDITH
95125 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0407-0000



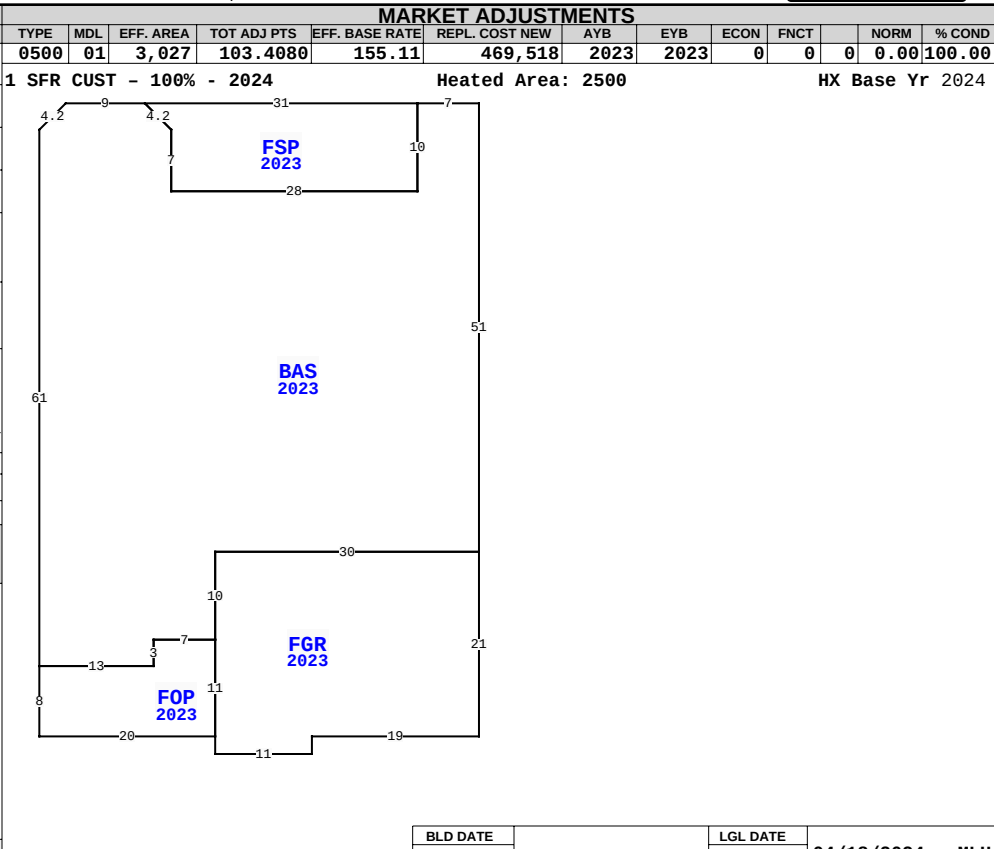
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100

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	387,775
FGR	652	55	359	55,684
FOP	181	30	54	8,376
FSP	285	40	114	17,683
TOTALS	3,618		3,027	469,518

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	883.00	SF	10.00	10.00	100	2023

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



95125 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											
469,518											
TOTAL MARKET OB/XF VALUE											
8,830											
TOTAL LAND VALUE - MARKET											
165,000											
TOTAL MARKET VALUE											
643,348											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
643,348											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
593,348											
TOTAL JUST VALUE											
643,348											
NCON VALUE											
478,348											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
115,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230006853			05/25/2023
22006258	NEW CONSTR	421,271	04/21/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/1957	5/31/2023	WD	Q	I	02	662,800	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: BUSSEY DAVID F & JU							
2467/0555	5/17/2021	SW	Q	V	05	2,250,000	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
BAS=[YR=2023;ORIG=100,0] W7 S10 W28 N7 U3L3 W9 D3L3 S61 E13											
N3 E7 N10 E30 N51 \$											
FSP=[YR=2023;ORIG=62,0] E31 S10 W28 N7 U3L3 \$											
FGR=[YR=2023;ORIG=70,51] E30 S21 W19 S2 W11 N2 N11 N10 \$											
FOP=[YR=2023;ORIG=63,61] E7 S11 W20 N8 E13 N3 \$											

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