LOT 408
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

EDGAR DEBORAH & PAUL JAMES
95117 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0408-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

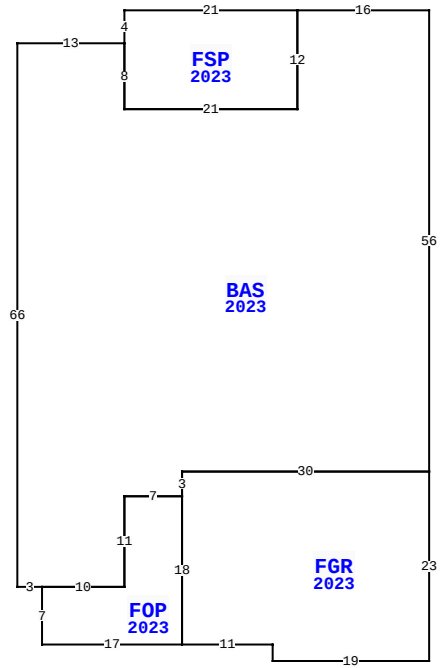
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,699	100	2,699	435,025
FGR	668	55	367	59,153
FOP	196	30	59	9,510
FSP	252	40	101	16,279
TOTALS	3,815		3,226	519,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,226	107.4560	161.18	519,967	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2699 HX Base Yr 2024



95117 GOLDEN GLOW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		519,967
TOTAL MARKET OB/XF VALUE		73,030
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		757,997
SOH/AGL Deduction		0
ASSESSED VALUE		757,997
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		707,997
TOTAL JUST VALUE		757,997
NCON VALUE		592,997
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013426	POOL ENCL	18,000	10/19/2023
SP230012035	POOL	110,000	09/20/2023
22008220	CO		07/21/2023
22008220	NEW CONSTR	441,134	05/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2661/1204	7/27/2023	WD	Q	I	02	813,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: EDGAR DEBORAH & PAU						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	852.00	SF	10.00	10.00	100	2023	2023		100	8,520	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
3	0912	SCRN RM G	0	100	0	0	1,052.00	SF	20.00	20.00	100	2024	2023		100	21,040	
4	0861	POOL GUNIT	0	100	0	0	366.00	SF	85.00	85.00	100	2024	2023		100	31,110	
5	0855	CONC PAVER	0	100	0	0	686.00	SF	10.00	10.00	100	2024	2023		100	6,860	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W16 S12 W21 N8 W13 S66 E3 E10 N11 E7 N3 E30 N56 $
FSP=[YR=2023;ORIG=63,0] E21 S12 W21 N8 N4 $
FOP=[YR=2023;ORIG=63,59] E7 S18 W17 N7 E10 N11 $
FGR=[YR=2023;ORIG=70,56] E30 S23 W19 N2 W11 N18 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 73,030

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 01/18/2024 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS