LOT 409
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

FAY BRIAN DAVID
95111 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0409-0000

BUILDING CHARACTERISTICS

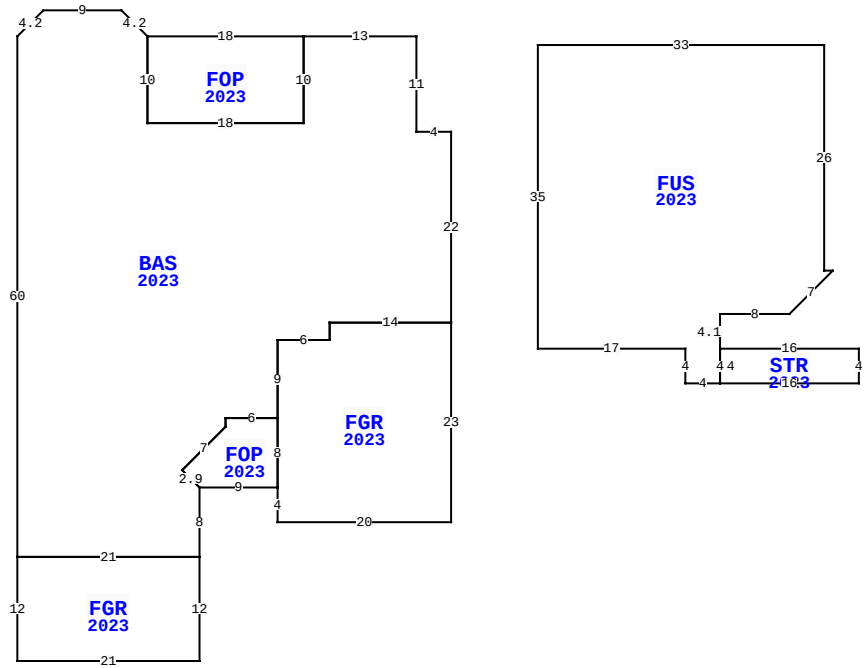
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,144	100	2,144	321,857
FGR	252	55	139	20,867
FGR	448	55	246	36,930
FOP	69	30	21	3,153
FOP	180	30	54	8,106
FUS	1,116	100	1,116	167,534
STR	64	10	6	901
TOTALS	4,273		3,726	559,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,726	100.0800	150.12	559,347	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 3260 HX Base Yr



95111 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	559,347
TOTAL MARKET OB/XF VALUE	10,720
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	735,067
SOH/AGL Deduction	0
ASSESSED VALUE	735,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	735,067
TOTAL JUST VALUE	735,067
NCON VALUE	570,067
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002091	CO		04/12/2023
22002091	NEW CONSTR	534,402	02/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/930	7/26/2024	QC	U	I	11	100
GRANTOR: VUA THUY						
GRANTEE: FAY BRIAN DAVID						
2634/1815	4/14/2023	WD	Q	I	01	688,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FAY BRIAN D ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W4 N11 W13 S10 W18 N10 U3L3 W9 D3L3 S60 E21 N8 U2L2 U5R5 N1 E6 N9 E6 N2 E14 N22 $
FUS=[YR=2023;ORIG=80,0] E33 S26 E1 D5L5 W8 S4.1 N0.1 S4 W4 N4 W17 N35 $
FGR=[YR=2023;ORIG=50,34] E6 N2 E14 S23 W20 N4 N8 N9 $
FGR=[YR=2023;ORIG=20,59] E21 S12 W21 N12 $
FOP=[YR=2023;ORIG=35,-1] E18 S10 W18 N10 $
FOP=[YR=2023;ORIG=50,51] W9 U2L2 U5R5 N1 E6 S8 $
STR=[YR=2023;ORIG=101,39] E16 N4 W16 S4 $
.

EXTRA FEATURES

LN	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	0	0	0	1,072.00	SF	10.00	10.00	100	2023	2023		100	10,720	

LAND DESCRIPTION

TOTAL OB/XF 10,720

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS