

LOT 412
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

PARINE JOHN
95079 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0412-0000



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																																
Exterior Wall	31	HARDIE BRD 100	0500	01	3,068	109.2960	163.94	502,968	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																																
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023												Heated Area: 2552												HX Base Yr 2023																				
Roof Cover	03	COMP SHNGL 100																																													
Interior Wall	05	DRYWALL 100																																													
Interior Floo	11	CLAY TILE 60																																													
Interior Floo	14	CARPET 40																																													
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																																													
Units	0	100																																													
Occupancy	00	NONE 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	2,552	100	2,552	418,375																																											
FGR	583	55	321	52,625																																											
FOP	42	30	13	2,131																																											
FSP	455	40	182	29,837																																											
TOTALS			3,632	3,068	502,968																																										
EXTRA FEATURES					95079 GOLDEN GLOW DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE													LGL DATE LAND DATE AG DATE										04/18/2024 MLU									
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	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100	2022	2022	3	100	3,203																															
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2022	2022	3	100	351																															
LAND DESCRIPTION																		TOTAL OB/XF										3,554																			
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 10/26/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS																																															