

LOT 416
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

PIWKO THADDEUS S & JILL M
95055 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0416-0000



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/LAMMT 100
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

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

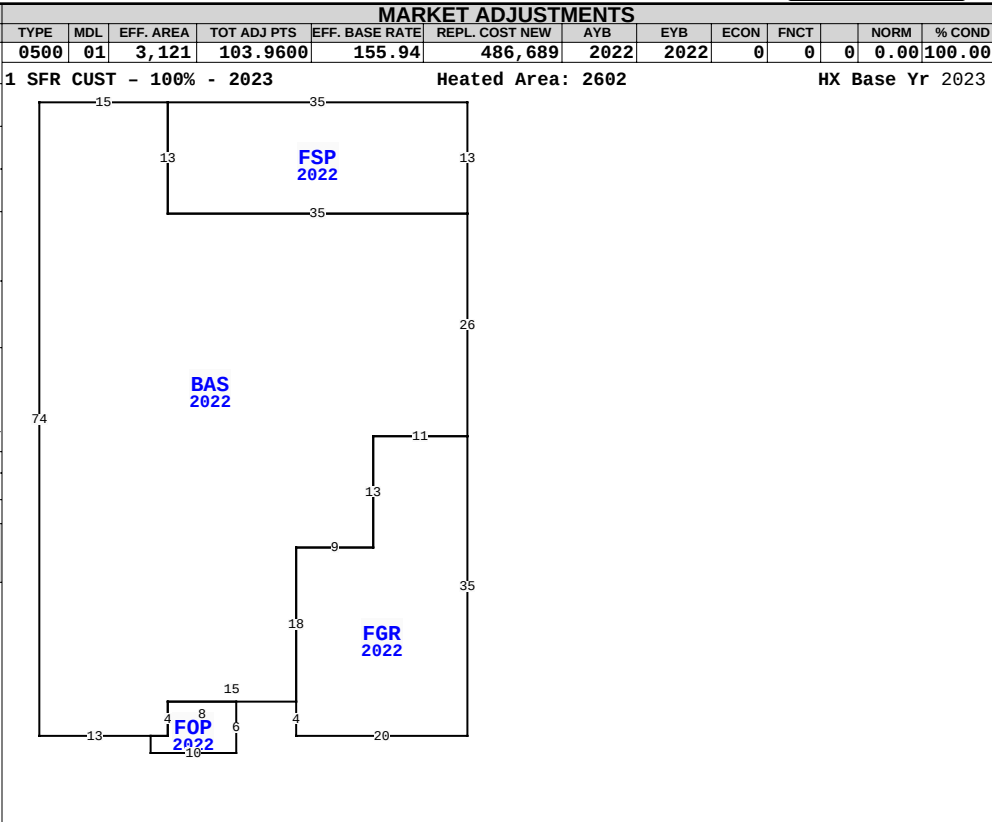
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,602	100	2,602	405,756
FGR	583	55	321	50,057
FOP	52	30	16	2,495
FSP	455	40	182	28,381
TOTALS	3,692		3,121	486,689

EXTRA FEATURES				
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2022	2022	3	100	3,286	
3	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50	6.50	100	2022	2022	3	100	572	
4	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2022	2022	3	98	5,880	

LAND DESCRIPTION																	
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
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
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95055 GOLDEN GLOW DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/18/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF																	
11,738																	

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11,738																	

Total Acres: 0.00	Total Land Value: 165,000	Market: 0	Agricultural: 0	Common: 165,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	486,689		
TOTAL MARKET OB/XF VALUE	11,738		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	663,427		
SOH/AGL Deduction	64,970		
ASSESSED VALUE	598,457		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	548,457		
TOTAL JUST VALUE	663,427		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	581,026		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017682	NEW CONSTR	437,577	12/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0280	10/04/2022	SW	Q	I	01	732,600
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: PIWKO THADDEUS S &						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FSP=[YR=2022] W35 BAS=[YR=2022] W15 S74 E13 FOP=[YR=2022] S2 E10 N6 W8 S4 W2 \$ E2 N4 E15 FGR=[YR=2022] S4 E20 N35 W11 S13 W9 S18\$ N18 E9 N13 E11 N26 W35 N13\$ S13 E35 N13\$.																	