

LOT 418
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

TOBER DOUGLAS WILLIAM & LEAH O
95023 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0418-0000



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	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	2,695	100	2,695	441,818
FGR	440	55	242	39,673
FOP	111	30	33	5,410
FOP	455	30	136	22,296
TOTALS	3,701		3,106	509,198

TOTALS		3,701		3,100		599,190	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	
REVIEW DATE		12/28/2022		BY	DJ

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,106	109.2960	163.94	509,198	2022	2022	0	0	0	0.00	100.00	
1 SFR CUST - 100% - 2023													
Heated Area: 2695													
HX Base Yr 2023													

95023 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													
4													
VALUATION BY													
STANDARD													
Tax Group: 4													
Tax Dist:													
BUILDING MARKET VALUE													
509,198													
TOTAL MARKET OB/XF VALUE													
3,494													
TOTAL LAND VALUE - MARKET													
165,000													
TOTAL MARKET VALUE													
677,692													
SOH/AGL Deduction													
57,370													
ASSESSED VALUE													
620,322													
TOTAL EXEMPTION VALUE													
HX HB													
50,000													
BASE TAXABLE VALUE													
570,322													
TOTAL JUST VALUE													
677,692													
NCON VALUE													
0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													
602,254													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018254	CO ISSUED	0	12/12/2022
22004753	NEW CONSTR	446,518	03/28/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2609/0602	12/16/2022	SW	Q	I	02	726,000			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: TOBER DOUGLAS WILLI									
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													
FOP=[YR=2022] W35 BAS=[YR=2022] W15 S73 E14 FOP=[YR=2022] S3 E17 N3 FGR=[YR=2022] E19 N22 W20S22 E1\$ W1 N4 W15 S4 W1\$ E1 N4 E15 N18 E20 N38 W35 N13\$ S13 E35 N13\$.													