

LOT 420
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

MOTTER ADELE M
95013 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32031

2024

27-2N-28-006C-0420-0000



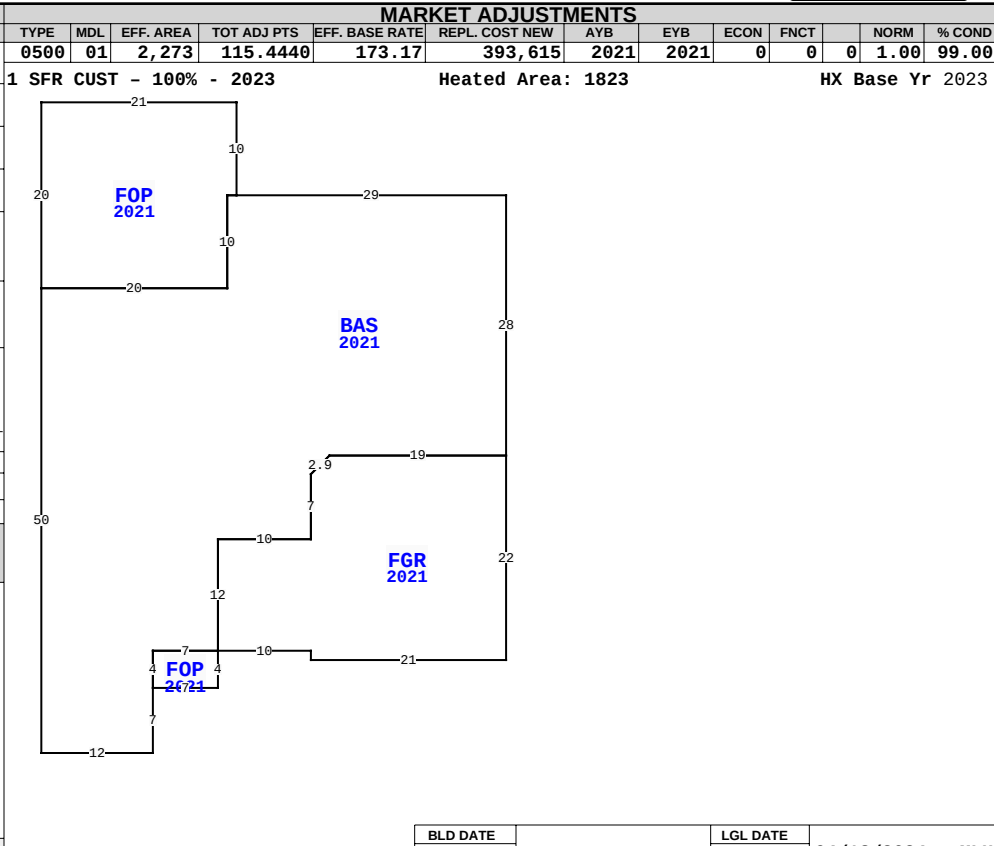
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,823	100	1,823	312,532
FGR	580	55	319	54,689
FOP	28	30	8	1,371
FOP	410	30	123	21,087
TOTALS	2,841		2,273	389,679

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



95013 GOLDEN GLOW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
8,325											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	389,679		
TOTAL MARKET OB/XF VALUE	8,325		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	563,004		
SOH/AGL Deduction	161,765		
ASSESSED VALUE	401,239		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	346,239		
TOTAL JUST VALUE	563,004		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	495,470		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106588	CO ISSUED	0	01/26/2022
B2106588	NEW CONSTR	281,500	05/21/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2541/1922	2/22/2022	SW	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					SALE PRICE
GRANTEE: MOTTER ADELE M					
2457/1112	4/28/2021	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					3,800,000
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2021] W29 FOP=[YR=2021] N10 W21 S20 E20 N10 E1\$ W1 S10 W20 S50 E12 N7 FOP=[YR=2021] E7 N4 W7 S4\$ N4 E7 FGR=[YR=2021] E10 S1 E21 N22 W19 D2 L2 S7 W10 S12\$ N12 E10 N7 U2 R2 E19 N28\$.					