

LOT 422
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

COLLINS STEVEN J & JEAN JOINT TRUST/COLLINS STEVEN
95003 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0422-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

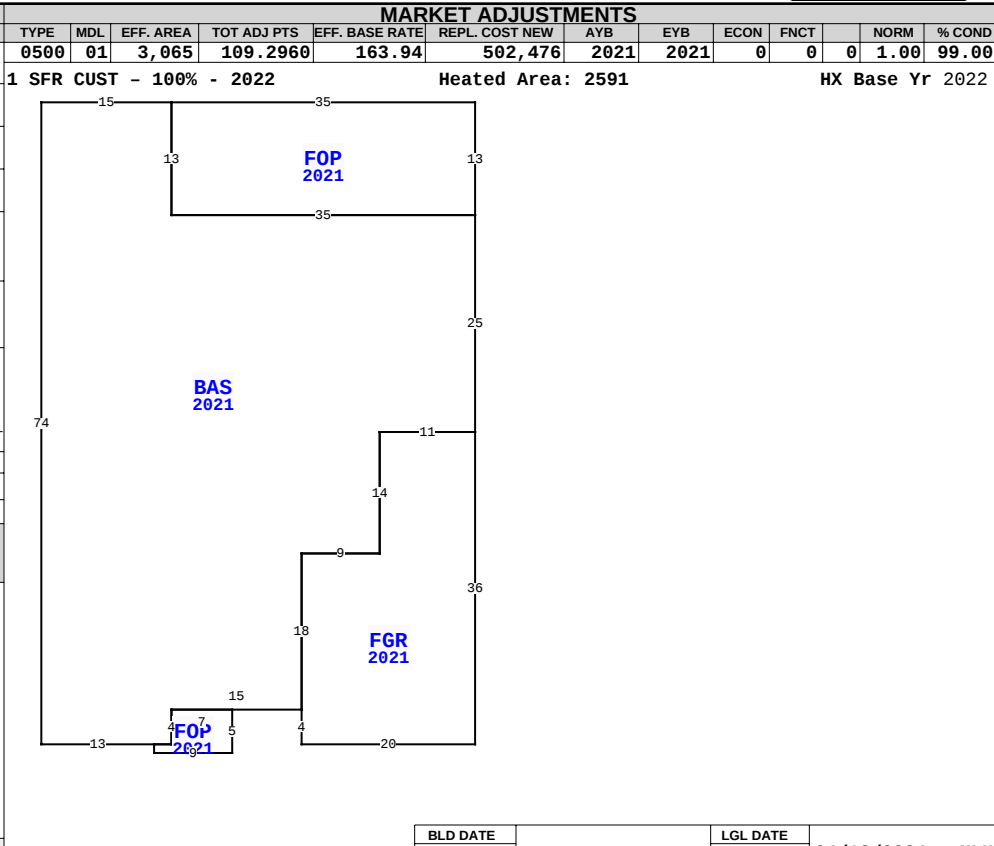
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,591	100	2,591	420,521
FGR	594	55	327	53,072
FOP	37	30	11	1,785
FOP	455	30	136	22,073
TOTALS	3,677		3,065	497,451

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	634.00	SF	10.00

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

REVIEW DATE 12/29/2021 BY DJ



95003 GOLDEN GLOW DR, FERNANDINA BEACH									
TOTAL OB/XF 9,742									

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R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	1			

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					497,451				
TOTAL MARKET OB/XF VALUE					9,742				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					672,193				
SOH/AGL Deduction					110,737				
ASSESSED VALUE					561,456				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					511,456				
TOTAL JUST VALUE					672,193				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					599,827				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106324	CO ISSUED	0	12/07/2021
B2106324	NEW CONSTR	378,403	05/17/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2521/1190	12/10/2021	SW	Q	I	01	683,900	
GRANTOR:FF FLORIDA RESIDENTIA							
GRANTEE:COLLINS STEVEN J &							
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=2021] W35 BAS=[YR=2021] W15 S74 E13 FOP=[YR=2021] S1 E9 N5 W7 S4 W2\$ E2 N4 E15 FGR=[YR=2021] S4 E20 N36 W11 S14 W9 S18\$ N18 E9 N14 E11 N25 W35 N13\$ S13 E35 N13\$.									