LOT 21
RIVER OAKS OF AMELIA 2 PB6/111

GOLDEN MICHAEL C
187 ROWAN OAKS PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0021-0000

BUILDING CHARACTERISTICS

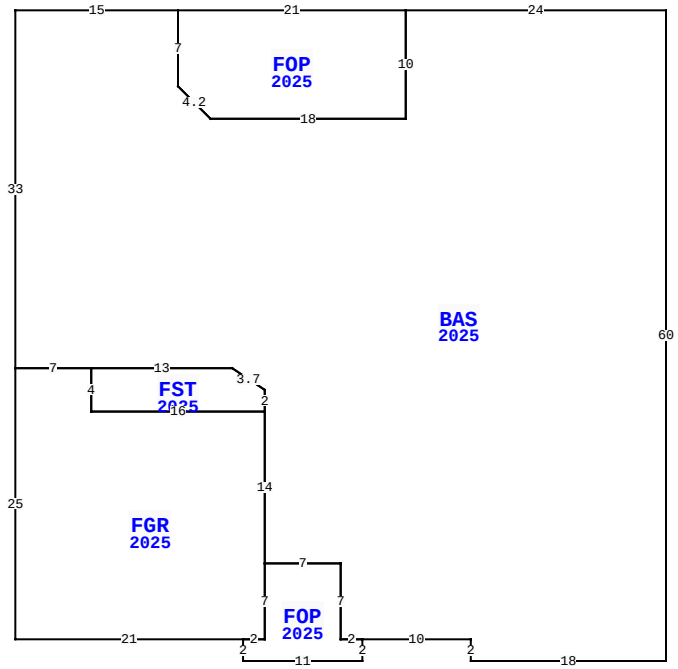
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	2025	2,690	558,982
FGR	511	55	2025	281	58,392
FOP	71	30	2025	21	4,364
FOP	206	30	2025	62	12,884
FST	61	55	2025	34	7,065
TOTALS	3,539			3,088	641,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,088	131.5195	207.80	641,686	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2690 HX Base Yr 2025



187 ROWAN OAK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		641,686
TOTAL MARKET OB/XF VALUE		89,550
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		981,236
SOH/AGL Deduction		0
ASSESSED VALUE		981,236
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		925,514
TOTAL JUST VALUE		981,236
NCON VALUE		731,236
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004447	NSFR (T)3578 (H)2	496,268	04/18/2024
B240003127	0912	30,000	03/19/2024
SP240000292	POOL	16,000	01/09/2024
B230011707	3578T 2715H 585G	496,268	09/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0757	12/15/2022	WD	Q	V	02	265,000
GRANTOR: BRUCE PALMER LLC						
GRANTEE: GOLDEN MICHAEL C						
2480/0793	7/19/2021	WD	Q	V	01	187,000
GRANTOR: ROWE KENNETH E FAMILY						
GRANTEE: BRUCE PALMER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-6] W24 S10 W18 U3L3 N7 W15 S33 E7 E13
D2R3 S2 S14 E7 S7 E2 E10 S2 E18 N60 $
FST=[YR=2025;ORIG=-53,27] E13 D2R3 S2 W16 N4 $
FGR=[YR=2025;ORIG=-60,27] E7 S4 E16 S14 S7 W2 W21 N25 $
FOP=[YR=2025;ORIG=-37,45] E7 S7 E2 S2 W11 N2 E2 N7 $
FOP=[YR=2025;ORIG=-45,-6] S7 D3R3 E18 N10 W21 $
.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	783.00	SF	10.00	10.00	100	2025	2024		100	7,830	
2	0855	CONC PAVER	0	100	0	0	117.00	SF	10.00	10.00	100	2025	2024		100	1,170	
3	0861	POOL GUNIT	0	100	0	0	490.00	SF	85.00	85.00	100	2025	2024		100	41,650	
4	0855	CONC PAVER	0	100	0	0	1,010.00	SF	10.00	10.00	100	2025	2024		100	10,100	
5	0912	SCRN RM G	0	100	0	0	1,440.00	SF	20.00	20.00	100	2025	2024		100	28,800	

LAND DESCRIPTION

TOTAL OB/XF 89,550

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/22/2024 BY HS Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS