LOT 366
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

TRUST NUMBER 1101/THE LAND TRUST COMPANY TRUSTEE
601 RIVERSIDE AVE
JACKSONVILLE, FL 32204

2025

27-2N-28-006C-0366-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

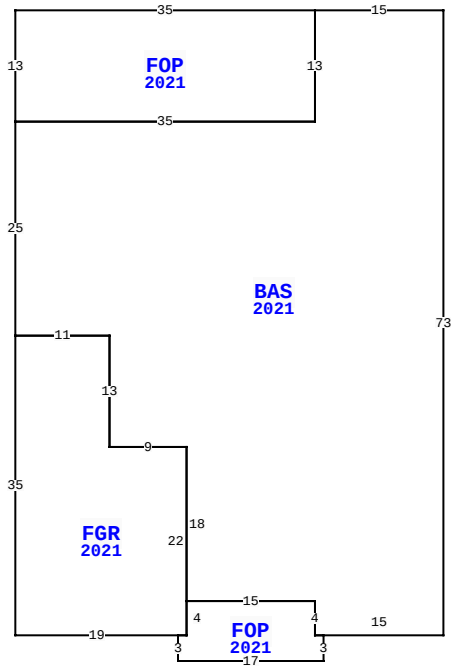
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2021	2,552	436,298
FGR	583	55	2021	321	54,879
FOP	111	30	2021	33	5,642
FOP	455	30	2021	136	23,251
TOTALS	3,701			3,042	520,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,042	109.2960	172.69	525,323	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 2552 HX Base Yr 2023



95002 GOLDEN GLOW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		520,070
TOTAL MARKET OB/XF VALUE		6,818
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		661,888
SOH/AGL Deduction		30,545
ASSESSED VALUE		631,343
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		580,621
TOTAL JUST VALUE		661,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006625	CO ISSUED	0	11/01/2022
B2109322	NEW CONSTR	379,340	07/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/851	7/12/2025	WD	U	I	11	100
GRANTOR: KOCINSKI JULITA						
GRANTEE: TRUST NUMBER 1101						
2580/1613	7/26/2022	SW	Q	I	01	760,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: KOCINSKI JULITA & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W35 S13 E35 N13$ S13 W35 S25 FGR=[YR=2021] S35 E19 FOP=[YR=2021] S3 E17 N3 W1 N4 W15 S4 W1$ E1 N22 W9 N13 W11$ E11 S13 E9 S18 E15 S4 E15 N73$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	100	2022	2022	3	99	3,006	
3	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2022	2022	3	99	347	

LAND DESCRIPTION

TOTAL OB/XF 6,818

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 10/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS