LOT 372
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

COPELAND TATIANA & DONALD
95042 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0372-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
RMS		N/A 100
Stories	1.	1. 100
Quality	03	Quality Level 03

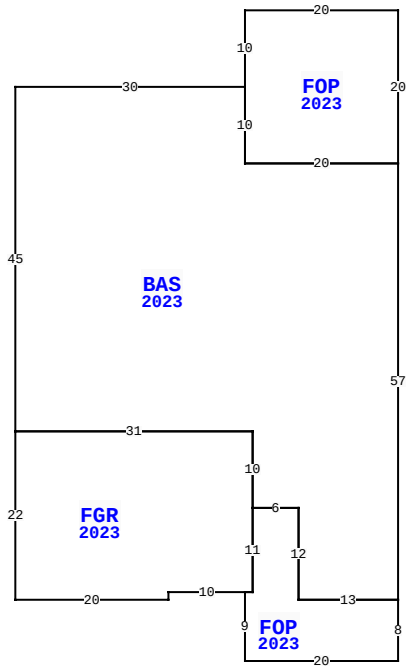
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100	2023	2,396	421,696
FGR	671	55	2023	369	64,944
FOP	233	30	2023	70	12,320
FOP	400	30	2023	120	21,120
TOTALS	3,700			2,955	520,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,955	111.3900	176.00	520,080	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2396 HX Base Yr



95042 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	520,080
TOTAL MARKET OB/XF VALUE	73,497
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	728,577
SOH/AGL Deduction	0
ASSESSED VALUE	728,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	728,577
TOTAL JUST VALUE	728,577
NCON VALUE	61,445
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	670,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000505	INSTALL 49'9X11'6	16,000	01/16/2024
SP240000502	BUILD A NEW INGRO	67,235	01/16/2024
23001879	CO		09/19/2023
23001879	NEW CONSTR	414,821	02/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/559	1/16/2025	WD	Q	I	01	850,000
GRANTOR: KUNTZ FAMILY TRUST AG						
GRANTEE: COPELAND TATIANA &						
2670/1447	9/27/2023	SW	Q	I	02	720,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: KUNTZ FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W20 N10 W30 S45 E31 S10 E6 S12 E13 N57 $
FOP=[YR=2023;ORIG=50,-20] E20 S20 W20 N10 N10 $
FGR=[YR=2023;ORIG=20,35] E31 S10 S11 W1 W10 S1 W20 N22 $
FOP=[YR=2023;ORIG=51,45] E6 S12 E13 S8 W20 N9 E1 N11 $
.

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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		100	5,000	
2	0812	CONCRETE C	0	0	0	0	1,763.00	SF	4.00	4.00	100	2023	2023		100	7,052	
3	0861	POOL GUNIT	0	0	0	0	387.00	SF	85.00	85.00	100	2025	2024		100	32,895	
4	0912	SCRN RM G	0	0	0	0	1,000.00	SF	20.00	20.00	100	2025	2024		100	20,000	
5	0855	CONC PAVER	0	0	0	0	613.00	SF	10.00	10.00	100	2025	2024		100	6,130	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
7	0855	CONC PAVER	0	0	0	0	42.00	SF	10.00	10.00	100	2025	2024		100	420	

LAND DESCRIPTION

TOTAL OB/XF 73,497

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 07/16/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS