LOT 384
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

RAKICHEVICH NENAD L/E/GRABER CHERYL ANN L/E
95122 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-006C-0384-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

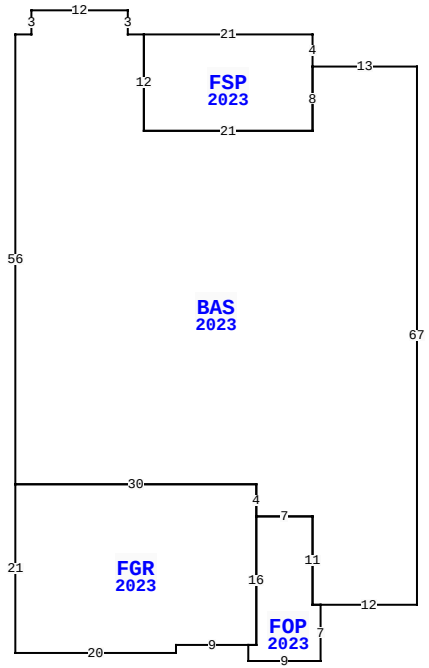
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| 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 | 2,755 | 100 | 2023 | 2,755 | 476,946 |
| FGR | 620 | 55 | 2023 | 341 | 59,034 |
| FOP | 135 | 30 | 2023 | 40 | 6,925 |
| FSP | 252 | 40 | 2023 | 101 | 17,485 |
| TOTALS | 3,762 | | | 3,237 | 560,389 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,237 | 109.5720 | 173.12 | 560,389 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2024 Heated Area: 2755 HX Base Yr 2024




95122 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 | | 560,389 |
| TOTAL MARKET OB/XF VALUE | | 11,360 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 706,749 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 706,749 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 656,027 |
| TOTAL JUST VALUE | | 706,749 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 708,393 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO230006371 | | | 05/17/2023 |
| 22009638 | NEW CONSTR | 443,180 | 06/23/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2792/382 | 6/03/2025 | LE | U | I | 11 | 100 |
| GRANTOR: RAKICHEVICH NENAD | | | | | | |
| GRANTEE: GRABER RAKICHEVICH | | | | | | |
| 2645/125 | 5/18/2023 | WD | Q | I | 01 | 819,100 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: RAKICHEVICH NENAD E | | | | | | |

## BUILDING NOTES

## 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 | 2023 | 2023 | | 100 | 3,500 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 786.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 7,860 | |

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,-2] W13 S8 W21 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E1 E12 N67 $
FSP=[YR=2023;ORIG=87,-6] S4 S8 W21 N12 E21 $
FGR=[YR=2023;ORIG=50,50] E30 S4 S16 W1 W9 S1 W20 N21 $
FOP=[YR=2023;ORIG=80,54] E7 S11 E1 S7 W9 N2 E1 N16 $
.

## LAND DESCRIPTION

TOTAL OB/XF 11,360

| 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 06/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS