LOT 392
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

SACCHETTI PAUL & CARRIE
95174 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0392-0000

BUILDING CHARACTERISTICS

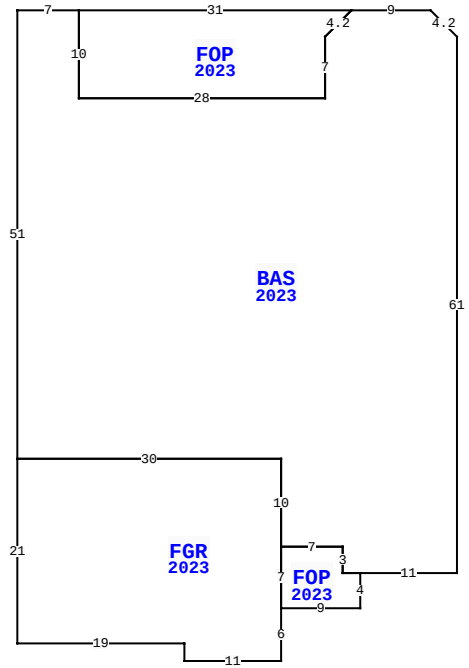
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,500	100	2023	2,500	423,650
FGR	652	55	2023	359	60,836
FOP	57	30	2023	17	2,881
FOP	285	30	2023	86	14,574
TOTALS	3,494			2,962	501,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,962	107.2540	169.46	501,941	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2500 HX Base Yr



95174 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	501,941
TOTAL MARKET OB/XF VALUE	77,854
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	714,795
SOH/AGL Deduction	0
ASSESSED VALUE	714,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	714,795
TOTAL JUST VALUE	714,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	720,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230006179			05/12/2023
23001840	ADDITION	18,000	02/10/2023
22018244	SWIM POOL	120,000	12/12/2022
22008384	NEW CONSTR	417,499	05/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/144	5/16/2023	WD	Q	I	01	879,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SACCHETTI PAUL & CA						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] U3L3 W9 D3L3 S7 W28 N10 W7 S51 E30 S10 E7 S3 E2 E11 N61 $
FOP=[YR=2023;ORIG=47,-3] E31 D3L3 S7 W28 N10 $
FOP=[YR=2023;ORIG=70,58] E7 S3 E2 S4 W9 N7 $
FGR=[YR=2023;ORIG=40,48] E30 S10 S7 S6 W11 N2 W19 N21 $
.

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	0	0	0	900.00	SF	10.00	10.00	100	2023	2023		100	9,000	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
3	0912	SCRN RM G	0	0	0	0	1,040.00	SF	20.00	20.00	100	2023	2023		97	20,176	
4	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00	85.00	100	2023	2023		98	37,318	
5	0855	CONC PAVER	0	0	0	0	592.00	SF	10.00	10.00	100	2023	2023		100	5,920	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 77,854

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	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 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS