

LOT 393
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

COOKSEY MARTY EUGENE & SUSAN LYN
95182 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0393-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0500	01	3,263	103.1320	162.95	531,706	2022	2022	0	0	0.50	99.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023													Heated Area: 2755													
Roof Cover	03	COMP SHNGL 90														HX Base Yr 2023													
Roof Cover	12	MODULAR MT 10																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 100																											
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	2,755	100	2022	2,755	446,682																								
FGR	652	55	2022	359	58,207																								
FOP	240	30	2022	72	11,673																								
FOP	256	30	2022	77	12,484																								
TOTALS			3,903		3,263	529,047																							
EXTRA FEATURES						95182 GOLDEN GLOW DR, FERNANDINA BEACH																							
L N	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	2,672.00	SF	10.00	10.00	100	2022	2022	3	99	26,453													
2	0462	ST/AL FNC	0	100	0	0	780.00	SF	10.00	10.00	100	2022	2022	3	95	7,410													
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588													
4	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2024	2023		98	44,982													
5	0855	CONC PAVER	0	100	0	0	960.00	SF	10.00	10.00	100	2024	2023		100	9,600													
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940													
TOTAL OB/XF 90,973																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 04/04/2023 BY DJ																													
Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS																													

Diagram showing property boundaries and areas:

- Basement (BAS 2022)
- First Floor (FOP 2022)
- Front Yard (FGR 2022)

BLD DATE: 05/08/2025

XF DATE: 05/08/2025

NC DATE: 05/08/2025

LGL DATE: 05/08/2025

LAND DATE: 05/08/2025

AG DATE: 05/08/2025

MLU

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0709	10/28/2022	WD	Q	I	01	715,900

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: COOKSEY MARTY EUGEN

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=2022] W12 FOP=[YR=2022] N4 W22 S12 E21 N8 E1\$ W1 S8 W21 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 S2 E10 FOP=[YR=2022] S1 E19 N9 W11 N11 W7 S19 W1\$ E1 N23 W30\$ E30 S4 E7 S11 E13 N67\$.