LOT 399
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

BRENNER GARY RAY & SUSAN S
95213 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0399-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03

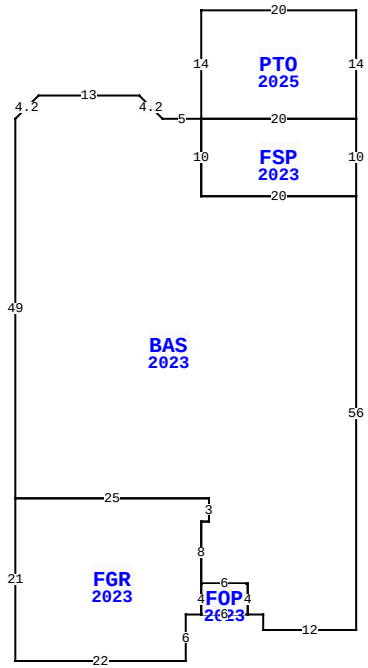
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100	2023	2,301	390,894
FGR	495	55	2023	272	46,207
FOP	24	30	2023	7	1,189
FSP	200	40	2023	80	13,590
PTO	280	5	2025	14	2,378
TOTALS	3,300			2,674	454,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,674	107.5200	169.88	454,259	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2301 HX Base Yr 2025



95213 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		454,259
TOTAL MARKET OB/XF VALUE		6,310
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		595,569
SOH/AGL Deduction		0
ASSESSED VALUE		595,569
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		544,847
TOTAL JUST VALUE		595,569
NCON VALUE		2,378
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230005727			05/03/2023
2009883	NEW CONSTR	371,894	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/501	7/10/2024	WD	Q	I	01	700,000
GRANTOR: KOVIAC MARK J						
GRANTEE: BRENNER GARY RAY &						
2724/499	7/10/2024	QC	U	I	11	100
GRANTOR: KOVIAC THERESA						
GRANTEE: KOVIAC MARK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W20 N10 W5 U3L3 W13 D3L3 S49 E25 S3 W1 S8 E6 S4 E2 S2 E12 N56 $
FGR=[YR=2023;ORIG=26,49] E25 S3 W1 S8 S4 W2 S6 W22 N21 $
FSP=[YR=2023;ORIG=50,0] E20 S10 W20 N10 $
FOP=[YR=2023;ORIG=50,60] E6 S4 W6 N4 $
PTO=[YR=2025;ORIG=50,0] E20 N14 W20 S14 $
.

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	100	0	0	631.00	SF	10.00	10.00	100	2023	2023		100	6,310	

LAND DESCRIPTION

TOTAL OB/XF 6,310

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	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