

FAY BRIAN DAVID
95111 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0409-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					589,192				
TOTAL MARKET OB/XF VALUE					10,720				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					734,912				
SOH/AGL Deduction					0				
ASSESSED VALUE					734,912				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					734,912				
TOTAL JUST VALUE					734,912				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					735,067				
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
22002091		CO					04/12/2023		
22002091		NEW CONSTR			534,402		02/07/2022		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2728/930		7/26/2024		QC	U	I	11	100	
GRANTOR: VUA THUY									
GRANTEE: FAY BRIAN DAVID									
2634/1815		4/14/2023		WD	Q	I	01	688,900	
GRANTOR: RIVERSIDE HOMES OF NO									
GRANTEE: FAY BRIAN D ET AL									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=70,10] W4 N11 W13 S10 W18 N10 U3L3 W9 D3L3									
S60 E21 N8 U2L2 U5R5 N1 E6 N9 E6 N2 E14 N22 \$									
FUS=[YR=2023;ORIG=80,0] E33 S26 E1 D5L5 W8 S4.1 N0.1 S4 W4 N4									
W17 N35 \$									
FGR=[YR=2023;ORIG=50,34] E6 N2 E14 S23 W20 N4 N8 N9 \$									
FGR=[YR=2023;ORIG=20,59] E21 S12 W21 N12 \$									
FOP=[YR=2023;ORIG=35,-1] E18 S10 W18 N10 \$									
FOP=[YR=2023;ORIG=50,51] W9 U2L2 U5R5 N1 E6 S8 \$									
STR=[YR=2023;ORIG=101,39] E16 N4 W16 S4 \$									