

LOT 420
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

MOTTER ADELE M L/E/
95013 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32031

2025

27-2N-28-006C-0420-0000



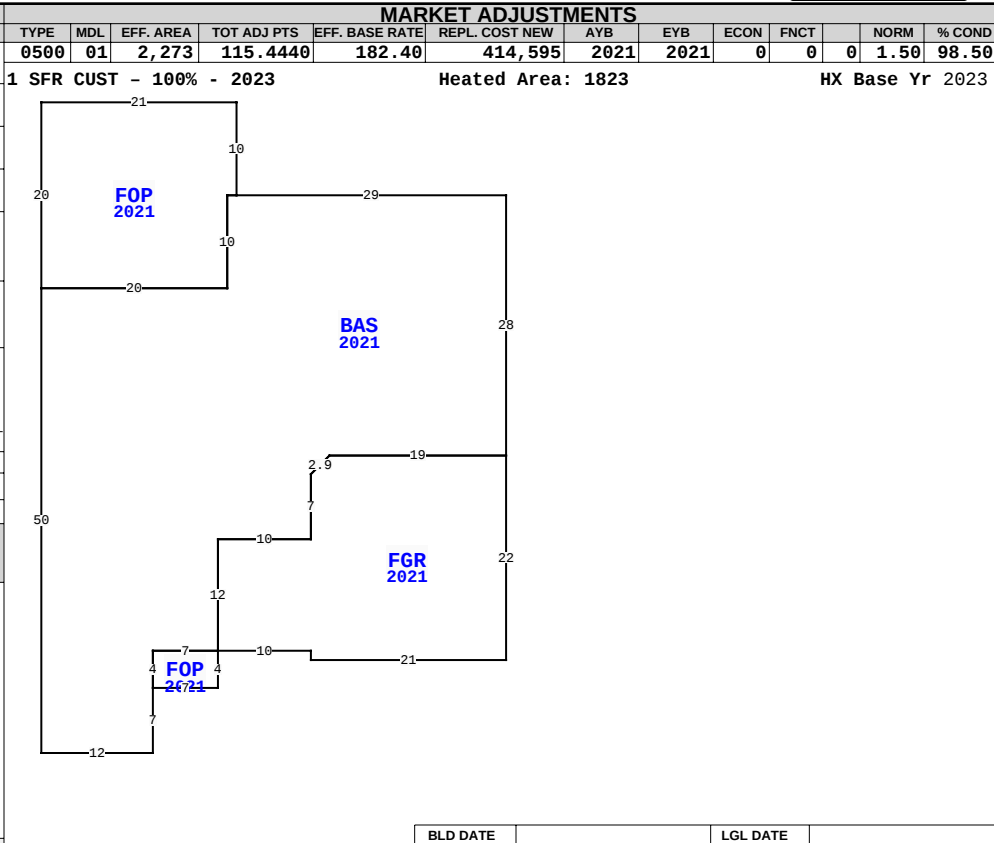
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,823	100	2021	1,823	327,527
FGR	580	55	2021	319	57,313
FOP	28	30	2021	8	1,437
FOP	410	30	2021	123	22,098
TOTALS	2,841			2,273	408,376

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
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2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	408,376								
TOTAL MARKET OB/XF VALUE	8,325								
TOTAL LAND VALUE - MARKET	135,000								
TOTAL MARKET VALUE	551,701								
SOH/AGL Deduction	138,826								
ASSESSED VALUE	412,875								
TOTAL EXEMPTION VALUE	55,722								
BASE TAXABLE VALUE	357,153								
TOTAL JUST VALUE	551,701								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	563,004								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106588	CO ISSUED	0	01/26/2022
B2106588	NEW CONSTR	281,500	05/21/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2793/383	6/04/2025	LE	U	I	11	100	
GRANTOR: MOTTER ADELE M							
GRANTEE: RICHARDSON SARAH JE							
2541/1922	2/22/2022	SW	Q	I	01	633,500	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: MOTTER ADELE M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W29 FOP=[YR=2021] N10 W21 S20 E20 N10 E1\$ W1 S10 W20 S50 E12 N7 FOP=[YR=2021] E7 N4 W7 S4\$ N4 E7 FGR=[YR=2021] E10 S1 E21 N22 W19 D2 L2 S7 W10 S12\$ N12 E10 N7 U2 R2 E19 N28\$.									