



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	VALUATION SUMMARY									
																				VALUATION BY OVR Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 130,000 TOTAL MARKET VALUE 130,000 SOH/AGL Deduction 0 ASSESSED VALUE 130,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 130,000 TOTAL JUST VALUE 130,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 130,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED CO250004113 PRIVATE PROVIDER 487,444 04/17/2025 B240009091 H2598 487,444 08/02/2024											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2786/361 5/05/2025 SW Q I 01 872,200 GRANTOR: FF FLORIDA RESIDENTIA GRANTEE: SARGENT MADIA 2638/584 5/10/2023 SW U V 30 7,893,600 GRANTOR: AMELIA NATIONAL ENTER GRANTEE: FF FLORIDA RESIDENT											
TOTALS										BLD DATE XF DATE INC DATE 95562 GOLDEN GLOW DR, FERNANDINA BEACH LGL DATE LAND DATE 05/08/2025 MLU AG DATE																					
EXTRA FEATURES																															
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS																															