

LOT 366
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

TRUST NUMBER 1101/THE LAND TRUST COMPANY TRUSTEE
601 RIVERSIDE AVE
JACKSONVILLE, FL 32204

2026

27-2N-28-006C-0366-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	02	Quality Level 02
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	2,552	100	2021	2,552	433,265
FGR	583	55	2021	321	54,498
FOP	111	30	2021	33	5,603
FOP	455	30	2021	136	23,089
TOTALS	3,701			3,042	516,454

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	100

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,042	103.8312	172.36	524,319	2021	2021	0	0	0	1.50	98.50	
1 SFR CUST 0% - 2026 Heated Area: 2552 HX Base Yr													
95002 GOLDEN GLOW DR, FERNANDINA BEACH													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF													
3,465													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			516,454
TOTAL MARKET OB/XF VALUE			3,465
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			654,919
SOH/AGL Deduction			0
ASSESSED VALUE			654,919
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			654,919
TOTAL JUST VALUE			654,919
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			661,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006625	CO ISSUED	0	11/01/2022
B2109322	NEW CONSTR	379,340	07/16/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2800/851	7/12/2025	WD	U	I	11	100	
GRANTOR: KOCINSKI JULITA							
GRANTEE: TRUST NUMBER 1101							
2580/1613	7/26/2022	SW	Q	I	01	760,000	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: KOCINSKI JULITA & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W15 FOP=[YR=2021] W35 S13 E35 N13\$ S13 W35 S25 FGR=[YR=2021] S35 E19 FOP=[YR=2021] S3 E17 N3 W1 N4 W15 S4 W1\$ E1 N22 W9 N13 W11\$ E11 S13 E9 S18 E15 S4 E15 N73\$.									