LOT 413
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

TRAVERSON FAMILY 2022 IRREVOCABLE TRUST/MACE CHRIS
65-17 77TH PLACE
MIDDLE VILLAGE, NY 11379

2026

27-2N-28-006C-0413-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

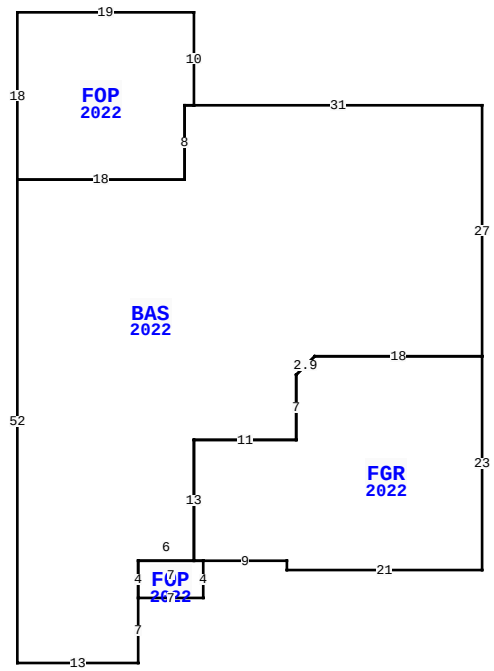
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,868	100	2022	1,868	348,116
FGR	602	55	2022	331	61,684
FOP	28	30	2022	8	1,491
FOP	334	30	2022	100	18,636
TOTALS	2,832			2,307	429,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,307	113.3958	188.24	434,270	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 0% - 2024 Heated Area: 1868 HX Base Yr



95073 GOLDEN GLOW DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	429,927
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	564,927
SOH/AGL Deduction	0
ASSESSED VALUE	564,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	564,927
TOTAL JUST VALUE	564,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018080	CO ISSUED	0	01/27/2023
21018080	NEW CONSTR	320,503	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1811	7/20/2023	WD	U	I	11	100
GRANTOR: TRAVERSON MARIANNE &						
GRANTEE: TRAVERSON FAMILY 20						
2622/0267	2/27/2023	SW	Q	I	01	570,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: TRAVERSON MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W31 FOP=[YR=2022] N10 W19 S18 E18 N8 E1$ W1 S8 W18 S52 E13 N7 FOP=[YR=2022] E7 N4 FGR=[YR=2022] E9 S1 E21 N23 W18 D2 L2 S7 W11 S13 E1$ W7 S4$ N4 E6 N13 E11 N7 U2 R2 E18 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS