LOT 369
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

DEAN MICHAEL DEWAYNE & STACY GILES
95018 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0369-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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	03	Quality Level 03

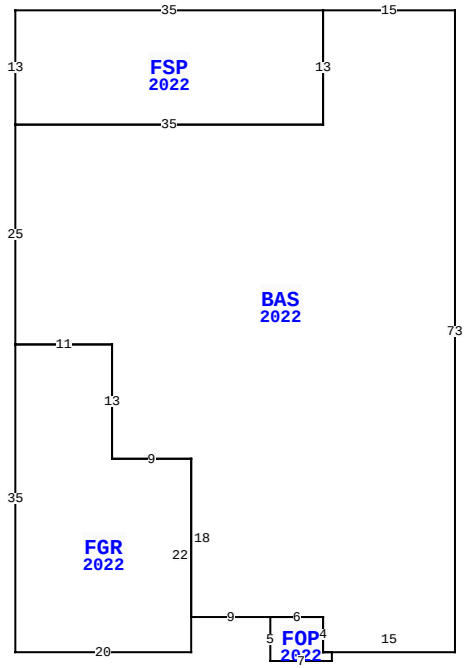
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2022	2,552	415,000
FGR	583	55	2022	321	52,200
FOP	31	30	2022	9	1,463
FSP	455	40	2022	182	29,596
TOTALS	3,621			3,064	498,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,064	103.9600	164.26	503,293	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2024 Heated Area: 2552 HX Base Yr 2024



95018 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		498,260
TOTAL MARKET OB/XF VALUE		17,069
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		650,329
SOH/AGL Deduction		0
ASSESSED VALUE		650,329
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		599,607
TOTAL JUST VALUE		650,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111709	NEW CONSTR	378,165	09/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1239	7/15/2022	SW	Q	I	01	646,400

GRANTOR: FF FLORIDA RESIDENTIA
GRANTEE: DEAN MICHAEL DEWAYN

2457/1112	4/28/2021	SW	U	V	30	3,800,000

GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] W35 S13 E35 N13$ S13 W35 S25
FGR=[YR=2022] S35 E20 N22 W9 N13 W11$ E11 S13 E9 S18 E9
FOP=[YR=2022] S5 E7 N1 W1 N4 W6$ E6 S4 E15 N73$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2022	2022	3	99	5,940	
3	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2022	2022	3	99	713	
4	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2022	2022	3	95	8,436	

LAND DESCRIPTION

TOTAL OB/XF 17,069

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 10/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS