LOT 373
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

TAYLOR TRUST/TAYLOR RICHARD P JR TRUSTEE
95048 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0373-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

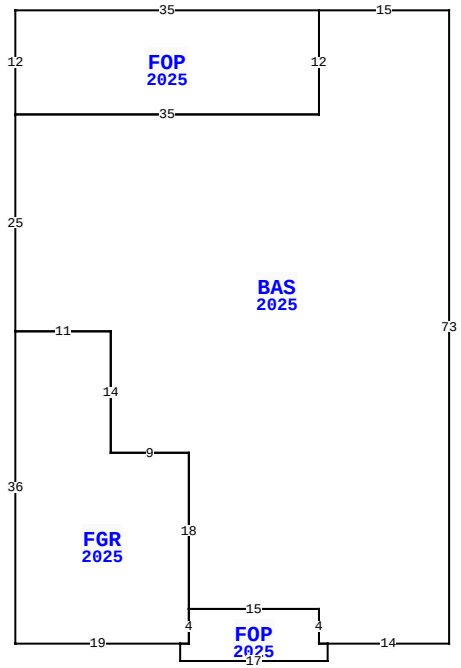
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,576	100	2025	2,576	437,353
FGR	594	55	2025	327	55,518
FOP	94	30	2025	28	4,754
FOP	420	30	2025	126	21,392
TOTALS	3,684			3,057	519,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,057	107.4560	169.78	519,017	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2576 HX Base Yr



95048 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	519,017
TOTAL MARKET OB/XF VALUE	6,230
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	660,247
SOH/AGL Deduction	0
ASSESSED VALUE	660,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	660,247
TOTAL JUST VALUE	660,247
NCON VALUE	525,247
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005739	PRIVATE PROVIDER	481,751	05/10/2024
B230014743	H2577 G585	481,751	11/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/515	8/29/2024	SW	Q	I	02	730,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: TAYLOR TRUST						
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=2025;ORIG=-20,-7] W15 S12 W35 S25 E11 S14 E9 S18 E15 S4 E1 E14 N73 $
FOP=[YR=2025;ORIG=-70,-7] E35 S12 W35 N12 $
FGR=[YR=2025;ORIG=-70,30] E11 S14 E9 S18 S4 W1 W19 N36 $
FOP=[YR=2025;ORIG=-50,66] N4 E15 S4 E1 S2 W17 N2 E1 $
.

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	0855	CONC PAVER	0	0	0	0	622.00	SF	10.00	10.00	100	2025	2024		100	6,220	
2	0855	CONC PAVER	0	0	0	0	1.00	SF	10.00	10.00	100	2025	2024		100	10	

LAND DESCRIPTION

TOTAL OB/XF 6,230

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 06/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS