LOT 378
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

WHITE RONALD JACKSON
95078 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0378-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

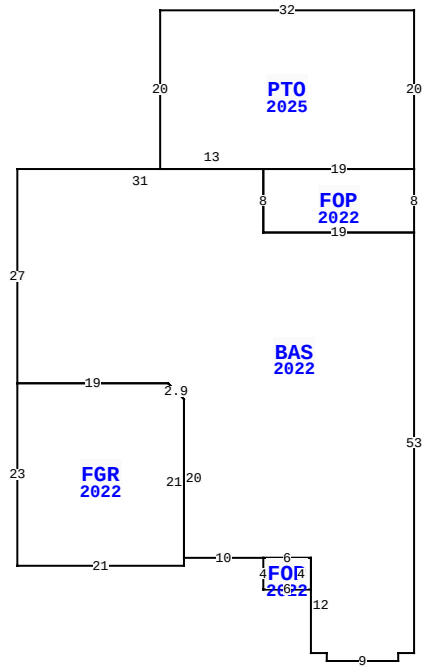
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2022	2,003	358,621
FGR	481	55	2022	265	47,446
FOP	24	30	2022	7	1,253
FOP	152	30	2022	46	8,236
PTO	640	5	2025	32	5,729
TOTALS	3,300			2,353	421,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,353	114.4640	180.85	425,540	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 2003 HX Base Yr



95078 GOLDEN GLOW DR, FERNANDINA BEACH

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

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	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	2022	2022	3	99	3,912	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2022	2022	3	99	367	
3	0912	SCRN RM G	0	100	0	0	640.00	SF	20.00	20.00	100	2025	2024		100	12,800	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,285
TOTAL MARKET OB/XF VALUE		22,079
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		578,364
SOH/AGL Deduction		33,987
ASSESSED VALUE		544,377
TOTAL EXEMPTION VALUE	13	544,377
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		578,364
NCON VALUE		23,529
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006383	ADD NEW SCREEN EN	19,600	05/29/2024
21016372	NEW CONSTR	329,859	11/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0113	9/28/2022	SW	Q	I	01	547,600
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: WHITE RONALD JACKSO						
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;ORIG=-19,0] W31 S27 E19 D2R2 S20 E10 E6 S12 E2 S1 E9 N1 E2 N53 W19 N8 $
FGR=[YR=2022;ORIG=-50,27] S23 E21 N21 U2L2 W19 $
FOP=[YR=2022;ORIG=0,0] W19 S8 E19 N8 $
FOP=[YR=2022;ORIG=-19,49] S4 E6 N4 W6 $
PTO=[YR=2025;ORIG=-32,-20] S20 E13 E19 N20 W32 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,079

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	000135	C	RES NATURAL	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 07/16/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS