LOT 386
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

DUNLOP GAYNOR ANN
95136 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0386-0000

BUILDING CHARACTERISTICS

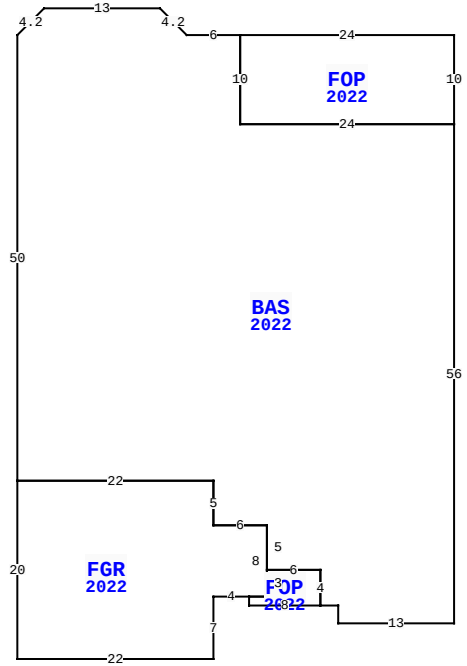
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,584	100	2022	2,584	441,043
FGR	488	55	2022	268	45,743
FOP	26	30	2022	8	1,365
FOP	240	30	2022	72	12,289
TOTALS	3,338			2,932	500,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,932	108.5700	171.54	502,955	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2584 HX Base Yr 2023



95136 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		500,440
TOTAL MARKET OB/XF VALUE		19,034
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		654,474
SOH/AGL Deduction		125,598
ASSESSED VALUE		528,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		478,154
TOTAL JUST VALUE		654,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010069	245 SF SCR ENCL	9,500	08/07/2023
21011198	CO ISSUED	0	11/01/2022
21016384	NEW CONSTR	412,912	11/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0785	11/03/2022	WD	Q	I	02	592,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DUNLOP GAYNOR ANN						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W6 U3 L3 W13 D3 L3 S50 FGR=[YR=2022] S20 E22 N7 E4 FOP=[YR=2022] S1 E8 N4 W6 S3 W2$ E2 N8 W6 N5 W22$ E22 S5 E6 S5 E6 S4 E2 S2 E13 N56 W24 N10 $ S10 E24 N10$.

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	100	0	0	1,120.00	SF	10.00	10.00	100	2022	2022	3	99	11,088	
2	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	100	2022	2022	3	99	743	
3	0912	SCRN RM G	0	100	0	0	245.00	SF	20.00	20.00	100	2024	2023		97	4,753	
4	0855	CONC PAVER	0	100	0	0	245.00	SF	10.00	10.00	100	2024	2023		100	2,450	

LAND DESCRIPTION

TOTAL OB/XF 19,034

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 12/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS