LOT 388
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BOWEN SUSAN BROWN & JOSEPH T L/E/
95152 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0388-0000

BUILDING CHARACTERISTICS

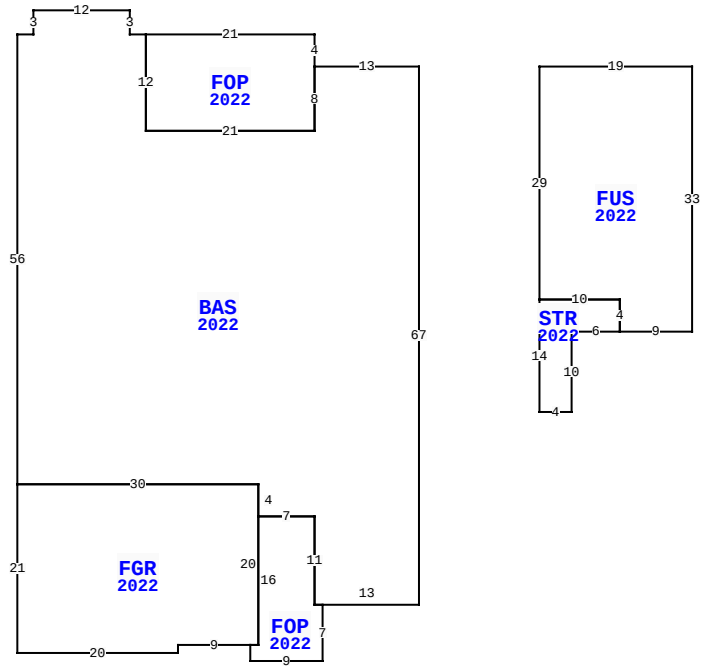
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,755	100	2022	2,755	432,675
FGR	620	55	2022	341	53,554
FOP	135	30	2022	40	6,282
FOP	252	30	2022	76	11,936
FUS	587	100	2022	587	92,189
STR	80	10	2022	8	1,257
TOTALS	4,429			3,807	597,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,807	99.9000	157.84	600,897	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 3342 HX Base Yr 2023



95152 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		597,893
TOTAL MARKET OB/XF VALUE		13,345
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		746,238
SOH/AGL Deduction		207,402
ASSESSED VALUE		538,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		488,114
TOTAL JUST VALUE		746,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		748,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018928	CO ISSUED	0	12/30/2022
21016383	NEW CONSTR	544,054	11/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2726/715	7/11/2024	QC	U	I	11	100
GRANTOR: BOWEN SUSAN & JOSEPH						
GRANTEE: SMITH HOLLY						
2654/1051	7/13/2023	QC	U	I	11	100
GRANTOR: BOWEN SUSAN BROWN & J						
GRANTEE: THRUGOOD JENNIFER B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] N4 W21 S12 E21 N8$ S8 W21 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N7 W1 N11 W7 S16 W1$ E1 N20 W30$ E30 S4 E7 S11 E13 N67$ PTR=E15 FUS=[YR=2022] E19 S33 W9 STR=[YR=2022] W6 S10 W4 N14 E10 S4$ N4 W10 N29$ W15$.

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	1,148.00	SF	10.00	10.00	100	2022	2022	3	99	11,365	

LAND DESCRIPTION

TOTAL OB/XF 13,345

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 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS