LOT 389
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

FERREIRA ROBERT LANE & MIRANGA G
95158 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0389-0000

BUILDING CHARACTERISTICS

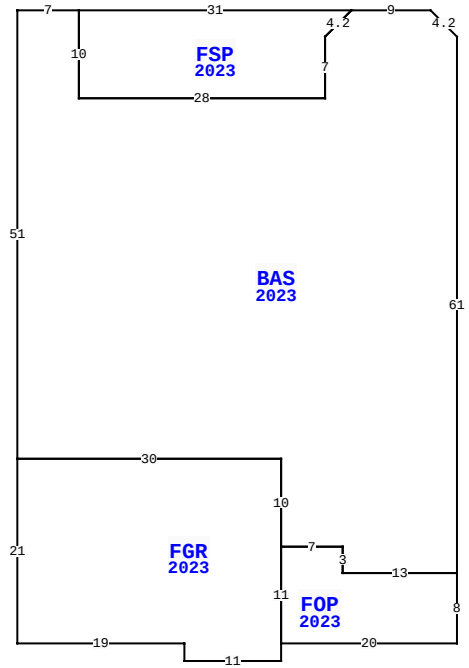
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,500	100	2023	2,500	407,000
FGR	652	55	2023	359	58,445
FOP	181	30	2023	54	8,791
FSP	285	40	2023	114	18,559
TOTALS	3,618			3,027	492,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,027	103.0400	162.80	492,796	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2500 HX Base Yr 2024



95158 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		492,796
TOTAL MARKET OB/XF VALUE		18,521
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		646,317
SOH/AGL Deduction		9,874
ASSESSED VALUE		636,443
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		585,721
TOTAL JUST VALUE		646,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230005671			05/02/2023
22005585	NEW CONSTR	421,271	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/439	5/05/2023	WD	Q	I	02	652,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FERREIRA ROBERT LAN						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] U3L3 W9 D3L3 S7 W28 N10 W7 S51 E30 S10 E7 S3 E13 N61 $
FSP=[YR=2023;ORIG=47,-3] E31 D3L3 S7 W28 N10 $
FGR=[YR=2023;ORIG=40,48] E30 S10 S11 S2 W11 N2 W19 N21 $
FOP=[YR=2023;ORIG=70,58] E7 S3 E13 S8 W20 N11 $
.

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	894.00	SF	10.00	10.00	100	2023	2023		100	8,940	
2	0855	CONC PAVER	0	100	0	0	52.00	SF	10.00	10.00	100	2023	2023		100	520	
3	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2023	2023		98	8,467	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 18,521

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 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS