LOT 390
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

RUBLEE GEORGE GORDON MEADE & SANDRA
95164 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0390-0000

BUILDING CHARACTERISTICS

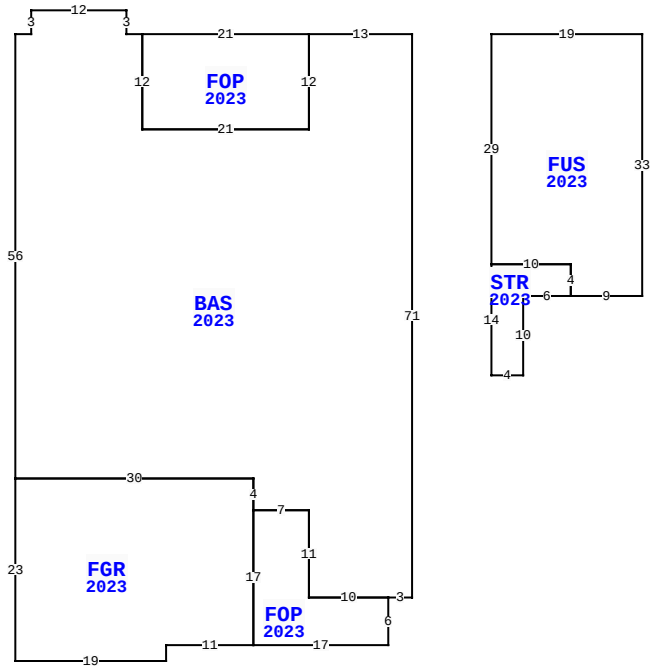
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,807	100	2023	2,807	565,218
FGR	668	55	2023	367	73,899
FOP	179	30	2023	54	10,873
FOP	252	30	2023	76	15,303
FUS	587	100	2023	587	118,198
STR	80	10	2023	8	1,611
TOTALS	4,573			3,899	785,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,899	127.4445	201.36	785,103	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3394 HX Base Yr 2024



95164 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		785,103
TOTAL MARKET OB/XF VALUE		84,674
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		1,004,777
SOH/AGL Deduction		0
ASSESSED VALUE		1,004,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		954,055
TOTAL JUST VALUE		1,004,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		996,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010762	CO		07/28/2023
22017982	SWIM POOL	150,000	12/07/2022
22010762	NEW CONSTR	542,576	07/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/16	8/10/2023	WD	Q	I	01	1,157,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: RUBLEE GEORGE GORDO						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

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	904.00	SF	10.00	10.00	100	2023	2023		100	9,040	
2	0462	ST/AL FNC	0	100	0	0	1,770.00	SF	10.00	10.00	100	2023	2023		98	17,346	
3	0861	POOL GUNIT	0	100	0	0	569.00	SF	85.00	85.00	100	2023	2023		98	47,398	
4	0855	CONC PAVER	0	100	0	0	895.00	SF	10.00	10.00	100	2023	2023		100	8,950	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W13 S12 W21 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E10 E3 N71 $
FOP=[YR=2023;ORIG=36,10] E21 S12 W21 N12 $
FGR=[YR=2023;ORIG=20,66] E30 S4 S17 W11 S2 W19 N23 $
FOP=[YR=2023;ORIG=50,70] E7 S11 E10 S6 W17 N17 $
FUS=[YR=2023;ORIG=80,10] E19 S33 W9 N4 W10 N29 $
STR=[YR=2023;ORIG=80,39] S14 E4 N10 E6 N4 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 84,674

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