LOT 394
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

DEAL FAMILY TRUST/DEAL DEBORAH LYNN TRUSTEE
95188 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0394-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

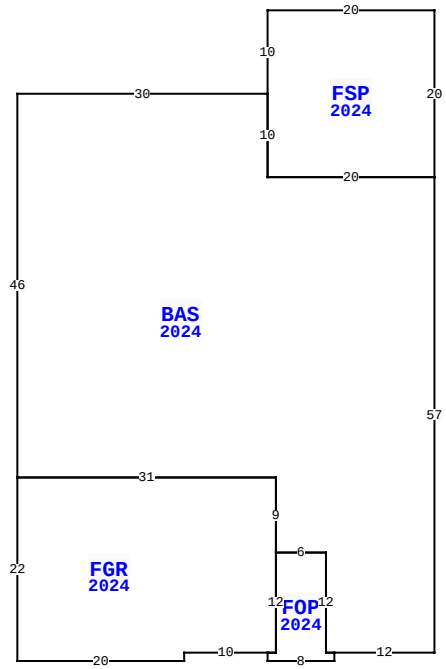
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,427	100	2024	2,427	405,163
FGR	671	55	2024	369	61,601
FOP	80	30	2024	24	4,007
FSP	400	40	2024	160	26,710
TOTALS	3,578			2,980	497,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,980	105.6560	166.94	497,481	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2427 HX Base Yr 2024



95188 GOLDEN GLOW DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		497,481
TOTAL MARKET OB/XF VALUE		9,139
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		641,620
SOH/AGL Deduction		204,081
ASSESSED VALUE		437,539
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		386,817
TOTAL JUST VALUE		641,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001609	CO ISSUED	0	02/06/2023
22001601	NEW CONSTR	412,406	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/893	1/29/2025	QC	U	I	11	100
GRANTOR: DEAL DEBORAH L & ROBE						
GRANTEE: DEAL FAMILY TRUST						
2619/298	2/09/2023	SW	Q	I	01	687,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DEAL DEBORAH L & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W20 N10 W30 S46 E31 S9 E6 S12 E1 E12 N57 $
FSP=[YR=2024;ORIG=60,-20] E20 S20 W20 N10 N10 $
FGR=[YR=2024;ORIG=30,36] E31 S9 S12 W1 W10 S1 W20 N22 $
FOP=[YR=2024;ORIG=61,45] E6 S12 E1 S1 W8 N1 E1 N12 $
.

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	312.00	SF	10.00	10.00	100	2024	2023		100	3,120	
2	0810	CONCRETE A	0	100	0	0	926.00	SF	6.50	6.50	100	2024	2023		100	6,019	

LAND DESCRIPTION

TOTAL OB/XF 9,139

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 02/14/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS