LOT 397
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

OBRIAN FERN PHILLIPS
95208 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0397-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

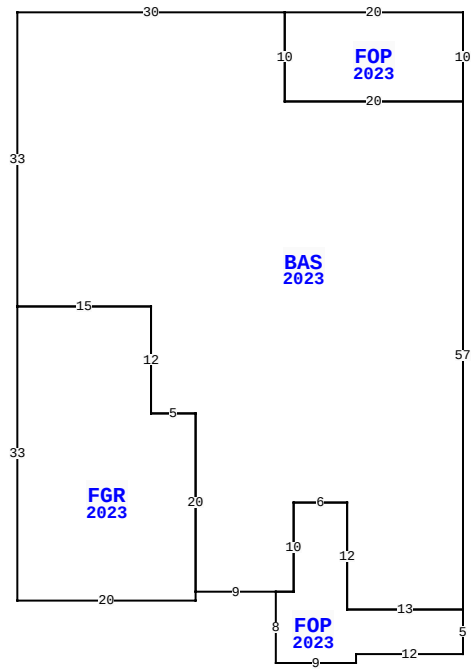
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,436	100	2023	2,436	405,204
FGR	600	55	2023	330	54,892
FOP	190	30	2023	57	9,481
FOP	200	30	2023	60	9,980
TOTALS	3,426			2,883	479,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,883	105.2800	166.34	479,558	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2436 HX Base Yr



95208 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	479,558
TOTAL MARKET OB/XF VALUE	7,740
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	622,298
SOH/AGL Deduction	0
ASSESSED VALUE	622,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	622,298
TOTAL JUST VALUE	622,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	628,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001829	CO		10/18/2023
23001829	NEW CONSTR	408,870	02/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1257	2/29/2024	SW	Q	I	02	682,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: O'BRIAN FERN PHILLI						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W20 N10 W30 S33 E15 S12 E5 S20 E9 E2 N10 E6 S12 E13 N57 $
FGR=[YR=2023;ORIG=10,33] E15 S12 E5 S20 S1 W20 N33 $
FOP=[YR=2023;ORIG=40,0] E20 S10 W20 N10 $
FOP=[YR=2023;ORIG=41,55] E6 S12 E13 S5 W12 S1 W9 N8 E2 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	0811	CONCRETE B	0	0	0	0	744.00	SF	5.20	5.20	100	2023	2023		100	3,869	
2	0810	CONCRETE A	0	0	0	0	57.00	SF	6.50	6.50	100	2023	2023		100	371	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 7,740

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 07/24/2023 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS