

LOT 401
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

NEUMYER MICHAEL ALLEN & YVONNE M
95203 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0401-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,584	100	2023	2,584	427,910
FGR	488	55	2023	268	44,381
FOP	26	30	2023	8	1,325
FSP	240	40	2023	96	15,898
TOTALS	3,338			2,956	489,514

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

REVIEW DATE 06/27/2023 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,956	104.8100	165.60	489,514	2023	2023	0	0	0	0.00	100.00
1 SFR CUST - 100% - 2024												
Heated Area: 2584												
HX Base Yr 2024												

95203 GOLDEN GLOW DR, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/08/2025				
					MLU				

TOTAL OB/XF									
9,970									

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					489,514				
TOTAL MARKET OB/XF VALUE					9,970				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					634,484				
SOH/AGL Deduction					0				
ASSESSED VALUE					634,484				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					583,762				
TOTAL JUST VALUE					634,484				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					635,939				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230006557			05/19/2023
22008943	NEW CONSTR	412,121	06/10/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/1873	5/30/2023	WD	Q	I	01	703,300	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: NEUMYER MICHAEL ALL							
2467/0555	5/17/2021	SW	Q	V	05	2,250,000	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=100,0] U3L3 W13 D3L3 W6 S10 W24 S56 E13 N2 E2 N4 E6 N5 E6 N5 E22 N50 \$									
FGR=[YR=2023;ORIG=72,55] E6 N5 E22 S20 W22 N7 W4 W2 N3 N5 \$									
FSP=[YR=2023;ORIG=51,0] E24 S10 W24 N10 \$									
FOP=[YR=2023;ORIG=66,60] E6 S3 E2 S1 W8 N4 \$									