

LOT 408
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

EDGAR DEBORAH & PAUL JAMES
95117 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0408-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	31	HARDIE BRD 100	0500	01	3,226	107.4560	169.78	547,710	2023	2023	0	0	0.00	100.00	VALUATION SUMMARY																							
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024												Heated Area: 2699												HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100													VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:											
Interior Floo	12	HARDWOOD 90													BUILDING MARKET VALUE												547,710											
Interior Floo	11	CLAY TILE 10													TOTAL MARKET OB/XF VALUE												71,717											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												135,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												754,427											
Bedrooms	4	100													SOH/AGL Deduction												0											
Bathrooms	3	100													ASSESSED VALUE												754,427											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,722											
Stories	1.	1. 100													BASE TAXABLE VALUE												703,705											
			TOTAL JUST VALUE												754,427																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												757,997																							
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM															04																							
NEIGHBORHOOD/LOC			4042.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	2,699	100	2023	2,699	458,236																																	
FGR	668	55	2023	367	62,309																																	
FOP	196	30	2023	59	10,017																																	
FSP	252	40	2023	101	17,148																																	
TOTALS	3,815			3,226	547,710																																	
EXTRA FEATURES						95117 GOLDEN GLOW DR, FERNANDINA BEACH												05/08/2025 MLU																				
L N	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	852.00	SF	10.00	10.00	100	2023	2023		100	8,520																						
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500																						
3	0912	SCRN RM G	0	100	0	0	1,052.00	SF	20.00	20.00	100	2024	2023		97	20,409																						
4	0861	POOL GUNIT	0	100	0	0	366.00	SF	85.00	85.00	100	2024	2023		98	30,488																						
5	0855	CONC PAVER	0	100	0	0	686.00	SF	10.00	10.00	100	2024	2023		100	6,860																						
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000134	C	RES POND	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 01/18/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS																																						