LOT 410
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

PRILL LISA A
95097 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0410-0000

BUILDING CHARACTERISTICS

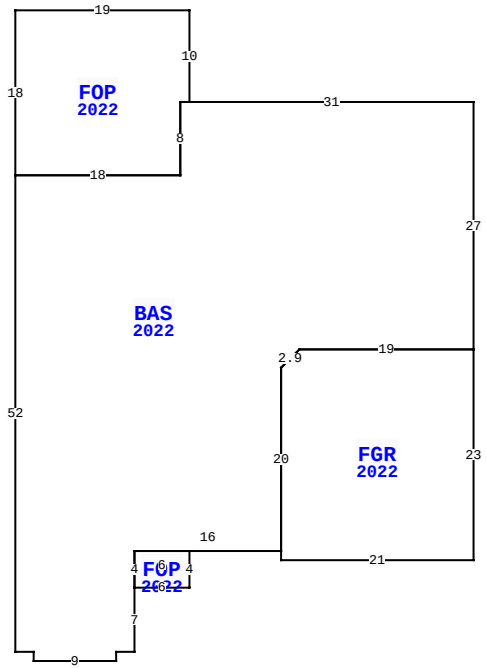
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,998	100	2022	1,998	360,791
FGR	481	55	2022	265	47,853
FOP	24	30	2022	7	1,264
FOP	334	30	2022	100	18,058
TOTALS	2,837			2,370	427,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,370	115.4440	182.40	432,288	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2025 Heated Area: 1998 HX Base Yr 2025



95097 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,965
TOTAL MARKET OB/XF VALUE		6,179
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		569,144
SOH/AGL Deduction		0
ASSESSED VALUE		569,144
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		513,422
TOTAL JUST VALUE		569,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015917	NEW CONSTR	293,242	11/16/2022
21009813	CO ISSUED	0	11/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1999	3/15/2023	SW	Q	I	01	598,400
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: PRILL LISA A						
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=2022] W31 FOP=[YR=2022] N10 W19 S18 E18 N8 E1$ W1 S8 W18 S52 E2 S1 E9 N1 E2 N7 FOP=[YR=2022] E6 N4 W6 S4$ N4 E16 FGR=[YR=2022] S1 E21 N23 W19 D2 L2 S20$ N20 U2 R2 E19 N27$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	2022	2022	3	99	3,871	
3	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	2022	2022	3	99	328	

LAND DESCRIPTION

TOTAL OB/XF 6,179

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS