LOT 412
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

PARINE JOHN
95079 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0412-0000

BUILDING CHARACTERISTICS

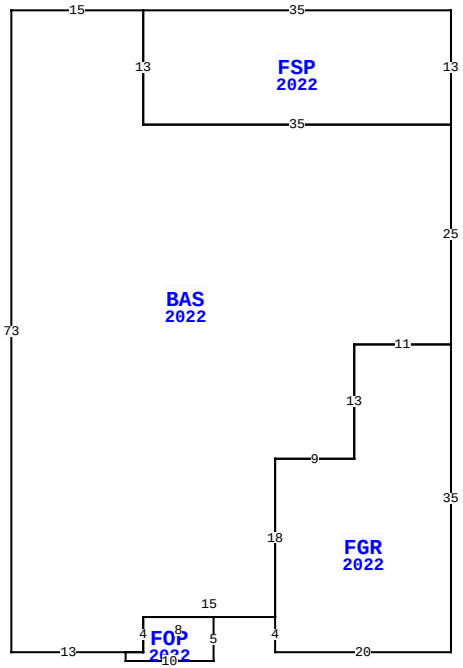
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,552	100	2022	2,552	438,501
FGR	583	55	2022	321	55,156
FOP	42	30	2022	13	2,234
FSP	455	40	2022	182	31,273
TOTALS	3,632			3,068	527,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,068	109.2960	172.69	529,813	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2552 HX Base Yr 2023



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

95079 GOLDEN GLOW DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		527,164
TOTAL MARKET OB/XF VALUE		3,518
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		665,682
SOH/AGL Deduction		42,133
ASSESSED VALUE		623,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		572,827
TOTAL JUST VALUE		665,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017434	CO ISSUED	0	11/01/2022
21017434	NEW CONSTR	432,190	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0366	11/15/2022	SW	Q	I	02	724,500
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: PARINE JOHN						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W35 BAS=[YR=2022] W15 S73 E13 FOP=[YR=2022] S1 E10 N5 W8 S4 W2 $ E2 N4 E15 FGR=[YR=2022] S4 E20 N35 W11 S13 W9 S18$ N18 E9 N13 E11 N25 W35 N13$ S13 E35 N13$.

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	100	0	0	616.00	SF	5.20	5.20	100	2022	2022	3	99	3,171	
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2022	2022	3	99	347	

LAND DESCRIPTION

TOTAL OB/XF 3,518

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	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 10/26/2022 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS