LOT 414
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

SEAMAN JOSEPH/KARLSON KIM
95067 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0414-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

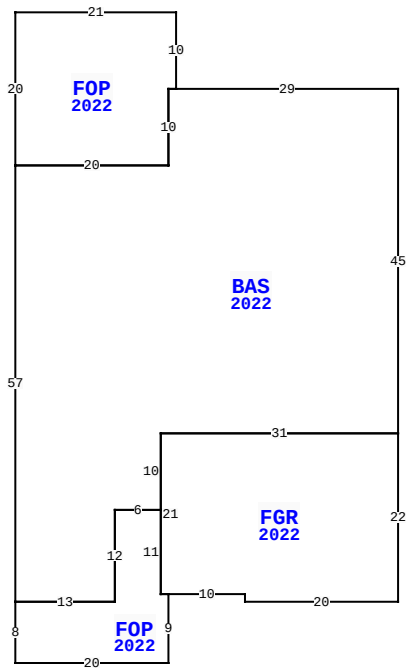
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,396	100	2022	2,396	424,188
FGR	671	55	2022	369	65,328
FOP	233	30	2022	70	12,393
FOP	410	30	2022	123	21,776
TOTALS	3,710			2,958	523,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,958	112.6120	177.93	526,317	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2396 HX Base Yr 2023



95067 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		523,685
TOTAL MARKET OB/XF VALUE		4,943
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		663,628
SOH/AGL Deduction		145,107
ASSESSED VALUE		518,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		467,799
TOTAL JUST VALUE		663,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015735	NEW CONSTR	416,670	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1299	10/27/2022	SW	Q	I	01	686,400
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: SEARMAN JOSEPH & KI						
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] W29 FOP=[YR=2022] N10 W21 S20 E20 N10 E1$ W1 S10 W20 S57 FOP=[YR=2022] S8 E20 N9 FGR=[YR=2022] E10 S1 E20 N22 W31 S21 E1$ W1 N11 W6 S12 W13$ E13 N12 E6 N10 E31 N45$.

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	934.00	SF	5.20	5.20	100	2022	2022	3	99	4,808	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2022	2022	3	99	135	

LAND DESCRIPTION

TOTAL OB/XF 4,943

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