LOT 417
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

SIAVAGE MICHAEL R
95041 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0417-0000

BUILDING CHARACTERISTICS

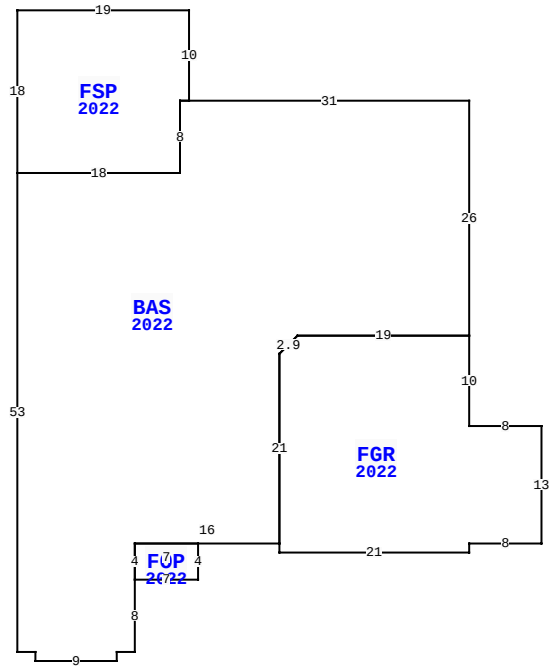
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,990	100	2022	1,990	363,976
FGR	606	55	2022	333	60,907
FOP	28	30	2022	8	1,463
FSP	334	40	2022	134	24,509
TOTALS	2,958			2,465	450,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,465	116.9280	184.75	455,409	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2024 Heated Area: 1990 HX Base Yr



95041 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	450,855
TOTAL MARKET OB/XF VALUE	12,128
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	597,983
SOH/AGL Deduction	0
ASSESSED VALUE	597,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	597,983
TOTAL JUST VALUE	597,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	607,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107467	NEW CONSTR	423,374	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2667/666	9/15/2023	WD	Q	I	01	695,000
GRANTOR: SALEM AZZAM & DONNA						
GRANTEE: SIAVAGE MICHAEL R &						
2559/1126	4/27/2022	SW	Q	I	01	613,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: SALEM AZZAM & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W31 FSP=[YR=2022] N10 W19 S18 E18 N8 E1$ W1 S8 W18 S53 E2 S1 E9 N1 E2 N8 FOP=[YR=2022] E7 N4 W7 S4$ N4 E16 FGR=[YR=2022] S1 E21 N1 E8 N13 W8 N10W19 D2 L2 S21$ N21 U2 R2 E19 N26$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	0	0	0	953.00	SF	10.00	10.00	100	2022	2022	3	99	9,435	
3	0855	CONC PAVER	0	0	0	0	72.00	SF	10.00	10.00	100	2022	2022	3	99	713	

LAND DESCRIPTION

TOTAL OB/XF 12,128

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	0		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