LOT 422
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

COLLINS STEVEN J & JEAN JOINT TRUST/COLLINS STEVEN
95003 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0422-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

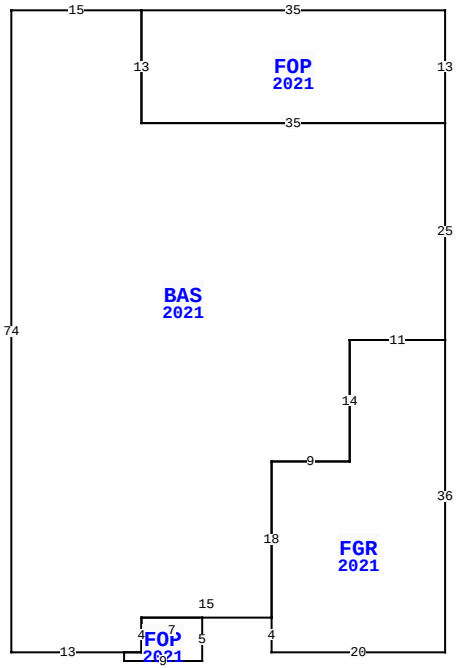
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,591	100	2021	2,591	440,728
FGR	594	55	2021	327	55,623
FOP	37	30	2021	11	1,872
FOP	455	30	2021	136	23,134
TOTALS	3,677			3,065	521,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,065	109.2960	172.69	529,295	2021	2021	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2591 HX Base Yr 2022



95003 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		521,356
TOTAL MARKET OB/XF VALUE		9,742
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		666,098
SOH/AGL Deduction		88,360
ASSESSED VALUE		577,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		527,016
TOTAL JUST VALUE		666,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106324	CO ISSUED	0	12/07/2021
B2106324	NEW CONSTR	378,403	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/1190	12/10/2021	SW	Q	I	01	683,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: COLLINS STEVEN J &						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W35 BAS=[YR=2021] W15 S74 E13 FOP=[YR=2021] S1 E9 N5 W7 S4 W2$ E2 N4 E15 FGR=[YR=2021] S4 E20 N36 W11 S14 W9 S18$ N18 E9 N14 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	634.00	SF	10.00	10.00	100	2021	2021	3	99	6,277	

LAND DESCRIPTION

TOTAL OB/XF 9,742

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 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS