LOT 521
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

FARRELL SELINA KATHERINE/MCELVAIN RANDY MICHAEL
95436 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0521-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

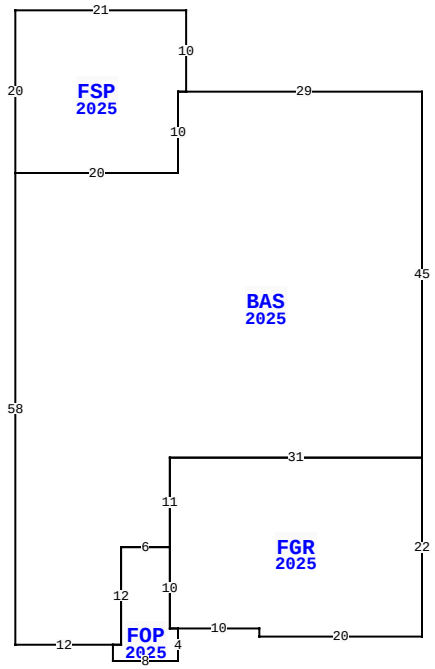
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,415	100	2025	2,415	395,988
FGR	671	55	2025	369	60,505
FOP	90	30	2025	27	4,427
FSP	410	40	2025	164	26,891
TOTALS	3,586			2,975	487,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,975	103.7760	163.97	487,811	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2415 HX Base Yr 2025



95436 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		487,811
TOTAL MARKET OB/XF VALUE		8,370
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		631,181
SOH/AGL Deduction		0
ASSESSED VALUE		631,181
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		580,459
TOTAL JUST VALUE		631,181
NCON VALUE		496,181
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007912	PRIVATE PROVIDER	462,653	07/03/2024
B230014304	H2447 G646	462,653	11/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2756/268	12/12/2024	SW	Q	I	02	725,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: FARRELL SELINA KATH						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-5] W29 W1 S10 W20 S58 E12 E1 N12 E6 N11 E31 N45 $
FGR=[YR=2025;ORIG=-51,40] S11 S10 E1 E10 S1 E20 N22 W31 $
FSP=[YR=2025;ORIG=-70,-15] E21 S10 W1 S10 W20 N20 $
FOP=[YR=2025;ORIG=-57,51] E6 S10 E1 S4 W8 N2 E1 N12 $
.

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	0855	CONC PAVER	0	100	0	0	837.00	SF	10.00	10.00	100	2025	2024		100	8,370	

LAND DESCRIPTION

TOTAL OB/XF 8,370

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 07/02/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS