LOT 526
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

DOVE CYNTHIA & ROBERT E
95482 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0526-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

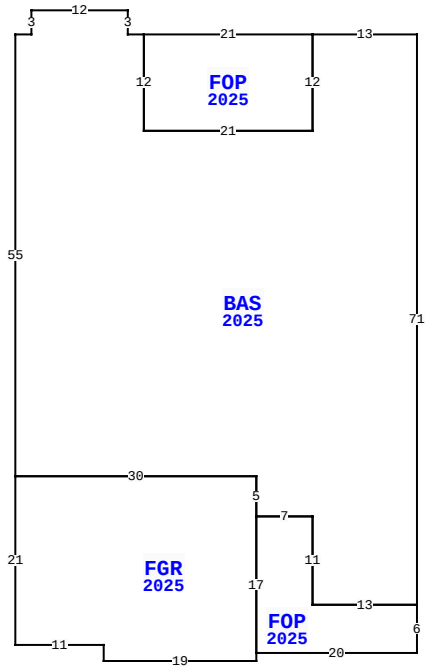
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,777	100	2025	2,777	442,404
FGR	668	55	2025	367	58,467
FOP	197	30	2025	59	9,399
FOP	252	30	2025	76	12,108
TOTALS	3,894			3,279	522,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,279	100.8320	159.31	522,377	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2777 HX Base Yr



95482 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	522,377
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	665,277
SOH/AGL Deduction	0
ASSESSED VALUE	665,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	665,277
TOTAL JUST VALUE	665,277
NCON VALUE	530,277
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008239	NSFR (T)3894 (H)2	517,901	07/15/2024
B240000755	NSFR (T)3894 (H)2	517,901	01/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1414	7/22/2024	WD	Q	I	01	888,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DOVE CYNTHIA & ROBE						
2664/1829	8/29/2023	WD	Q	V	05	3,250,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-15,0] W13 S12 W21 N12 W2 N3 W12 S3 W2 S55 E30 S5 E7 S11 E13 N71 $
FGR=[YR=2025;ORIG=-65,55] E30 S5 S17 S1 W19 N2 W11 N21 $
FOP=[YR=2025;ORIG=-35,60] E7 S11 E13 S6 W20 N17 $
FOP=[YR=2025;ORIG=-49,0] E21 S12 W21 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	0	0	0	790.00	SF	10.00	10.00	100	2025	2024		100	7,900	

LAND DESCRIPTION

TOTAL OB/XF 7,900

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 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