LOT 541
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

BELFOURE MICHAEL JOSEPH & MADELINE HORVAT
95553 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-006C-0541-0000**

## BUILDING CHARACTERISTICS

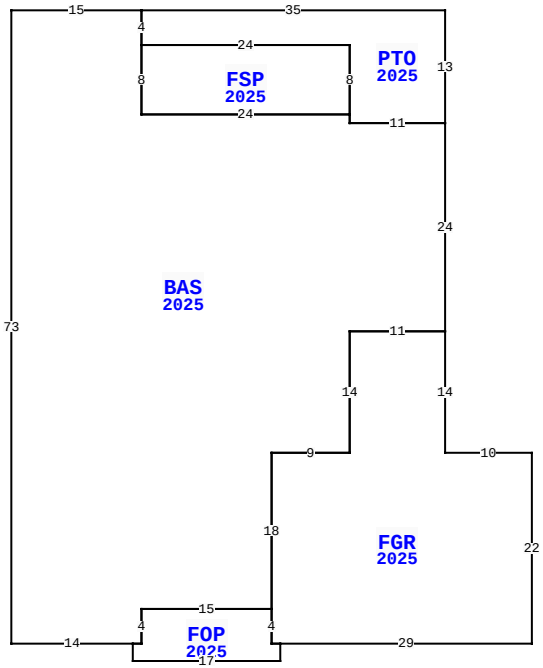
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2,565 | 100 | 2025 | 2,565 | 417,582 |
| FGR | 814 | 55 | 2025 | 448 | 72,934 |
| FOP | 94 | 30 | 2025 | 28 | 4,558 |
| FSP | 192 | 40 | 2025 | 77 | 12,536 |
| PTO | 239 | 5 | 2025 | 12 | 1,954 |
| TOTALS | 3,904 | | | 3,130 | 509,564 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,130 | 103.0400 | 162.80 | 509,564 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2025 Heated Area: 2565 HX Base Yr 2025




95553 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 | | 509,564 |
| TOTAL MARKET OB/XF VALUE | | 22,464 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 667,028 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 667,028 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 616,306 |
| TOTAL JUST VALUE | | 667,028 |
| NCON VALUE | | 532,028 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 130,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240013245 | NEW SFR PRIVATE P | 489,234 | 11/26/2024 |
| B240006600 | H2578 G806 P324 | 489,234 | 06/04/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2753/1438 | 11/27/2024 | SW | Q | I | 02 | 780,000 |
| GRANTOR: FF FLORIDA RESIDENTIA | | | | | | |
| GRANTEE: BELFOURE MICHAEL JO | | | | | | |
| 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=20,0] E15 S4 S8 E24 S1 E11 S24 W11 S14 W9 S18 W15 S4 W1 W14 N73 $
FOP=[YR=2025;ORIG=34,75] N2 E1 N4 E15 S4 E1 S2 W17 $
FGR=[YR=2025;ORIG=80,51] W10 N14 W11 S14 W9 S18 S4 E1 E29 N22 $
FSP=[YR=2025;ORIG=35,12] E24 N8 W24 S8 $
PTO=[YR=2025;ORIG=70,0] S13 W11 N1 N8 W24 N4 E35 $
.

## 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 | 1,092.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 10,920 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 342 | 4 | 342.00 | LF | 32.00 | 32.00 | 100 | 2025 | 2024 | | 100 | 10,944 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2025 | 2024 | | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,464

| 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 | 000100 | C | RES | 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 02/07/2025 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS