LOT 561
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

THOMSEN HANS J & PATSY
95253 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-006C-0561-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

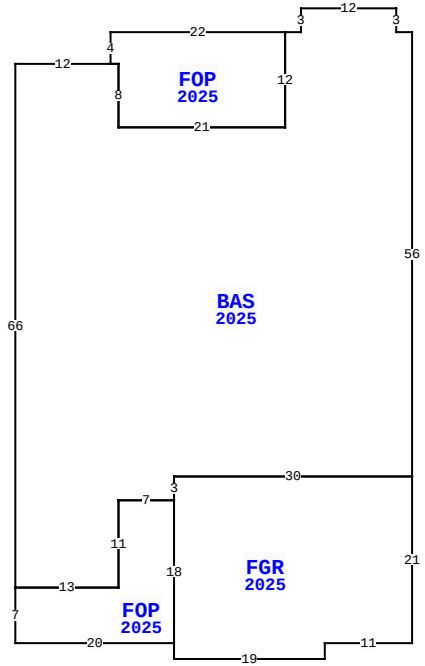
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 2,735 | 100 | 2025 | 2,735 | 463,145 |
| FGR | 668 | 55 | 2025 | 367 | 62,148 |
| FOP | 217 | 30 | 2025 | 65 | 11,007 |
| FOP | 256 | 30 | 2025 | 77 | 13,039 |
| TOTALS | 3,876 | | | 3,244 | 549,339 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,244 | 107.1800 | 169.34 | 549,339 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 0% - 2025 Heated Area: 2735 HX Base Yr




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

95253 GOLDEN GLOW DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 549,339 |
| TOTAL MARKET OB/XF VALUE | 9,120 |
| TOTAL LAND VALUE - MARKET | 135,000 |
| TOTAL MARKET VALUE | 693,459 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 693,459 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 693,459 |
| TOTAL JUST VALUE | 693,459 |
| NCON VALUE | 558,459 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 165,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP250002131 | INGROUND SWIMMING | 75,000 | 02/28/2025 |
| CO250000001 | NSFR (T) 3850 (H) | 510,211 | 01/02/2025 |
| B240009222 | (H) 2736 (G) 660 | 510,211 | 08/07/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2763/947 | 1/22/2025 | WD | Q | I | 02 | 870,700 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: THOMSEN HANS J & PA | | | | | | |
| 2664/1829 | 8/29/2023 | WD | Q | V | 05 | 3,250,000 |
| GRANTOR: FF FLORIDA RESIDENTIA | | | | | | |
| GRANTEE: RIVERSIDE HOMES OF | | | | | | |

## BUILDING NOTES

## 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 | 912.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 9,120 | |

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E12 E1 S8 E21 N12 E2 N3 E12 S3 E2 S56 W30 S3 W7 S11 W13 N66 $
FOP=[YR=2025;ORIG=42,6] S4 E1 S8 E21 N12 W22 $
FOP=[YR=2025;ORIG=30,83] N7 E13 N11 E7 S18 W20 $
FGR=[YR=2025;ORIG=50,85] N2 N18 N3 E30 S21 W11 S2 W19 $
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## LAND DESCRIPTION

TOTAL OB/XF 9,120

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