LOT 562
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

VALENTE FAMILY REVOCABLE LIVING TRUST/VALENTE ANTO
95245 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0562-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

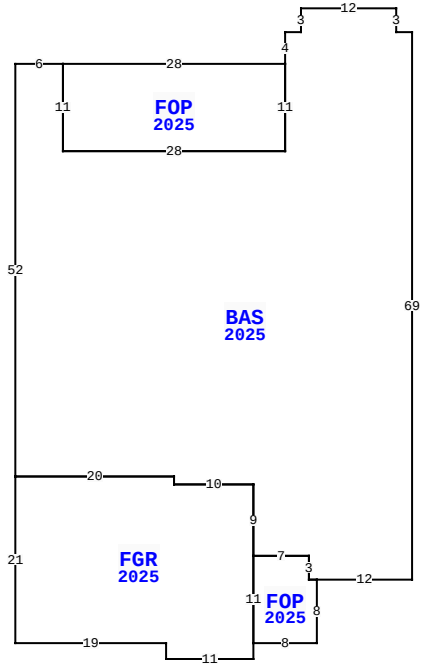
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,641	100	2025	2,641	454,146
FGR	642	55	2025	353	60,702
FOP	85	30	2025	26	4,471
FOP	308	30	2025	92	15,820
TOTALS	3,676			3,112	535,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,112	108.8360	171.96	535,140	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2641 HX Base Yr 2025



95245 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		535,140
TOTAL MARKET OB/XF VALUE		8,810
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		678,950
SOH/AGL Deduction		0
ASSESSED VALUE		678,950
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		628,228
TOTAL JUST VALUE		678,950
NCON VALUE		543,950
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001308	POOL ENCLOSURE WI	21,000	02/06/2025
SP240013338	INGROUND SWIMMING	108,000	12/02/2024
CO240009620	NSFR (T) 3757 (H	494,290	08/20/2024
B240002297	(H) 2643 (G) 644	494,290	02/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/451	7/21/2025	WD	U	I	11	100
GRANTOR: VALENTE ANTONIO & AMY						
GRANTEE: VALENTE FAMILY REVO						
2736/1228	8/28/2024	WD	Q	I	01	765,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VALENTE ANTONIO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,0] E6 S11 E28 N11 N4 E2 N3 E12 S3 E2 S69 W12 W1 N3 W7 N9 W10 N1 W20 N52 $
FOP=[YR=2025;ORIG=26,11] E28 N11 W28 S11 $
FOP=[YR=2025;ORIG=58,73] N8 W1 N3 W7 S11 E8 $
FGR=[YR=2025;ORIG=50,75] N2 N11 N9 W10 N1 W20 S21 E19 S2 E11 $
.

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	881.00	SF	10.00	10.00	100	2025	2024		100	8,810	

LAND DESCRIPTION

TOTAL OB/XF 8,810

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