LOT 368
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

SPRIK JOHN EDWARD A & KRISTINA
95012 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0368-0000

BUILDING CHARACTERISTICS

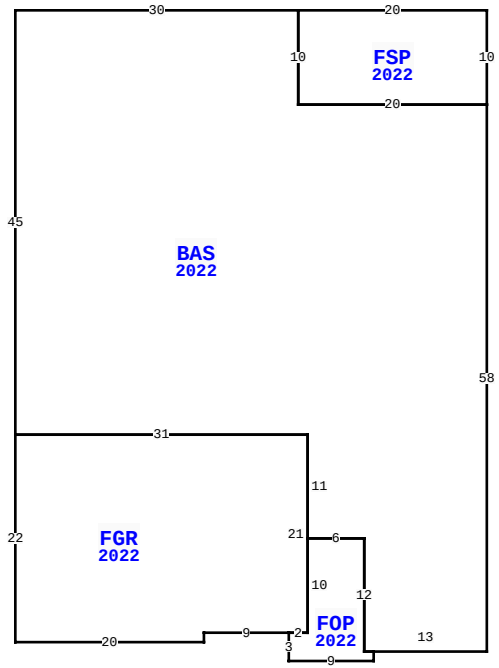
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2022	2,415	433,033
FGR	671	55	2022	369	66,165
FOP	85	30	2022	26	4,662
FSP	200	40	2022	80	14,345
TOTALS	3,371			2,890	518,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,890	109.6604	182.04	526,096	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2024 Heated Area: 2415 HX Base Yr 2024



95012 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		518,205
TOTAL MARKET OB/XF VALUE		7,722
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		660,927
SOH/AGL Deduction		0
ASSESSED VALUE		660,927
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		609,516
TOTAL JUST VALUE		660,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011880	21X14 SCRN ENCL	9,772	09/15/2023
21015374	NEW CONSTR	411,686	11/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0485	7/28/2022	SW	Q	I	01	683,700
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: SPRIK JOHN EDWARD A						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 BAS=[YR=2022] W30 S45 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S3 E9 N1 W1 N12 W6 S10 W2$ E2 N21 W31$ E31 S11 E6 S12 E13 N58 W20 N10$ S10 E20 N10$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
5	0912	SCRN RM G	0	100	21	14	294.00	SF	21.00	21.00	100	2024	2023		93	5,742	

LAND DESCRIPTION

TOTAL OB/XF 7,722

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	000135	C	RES NATURAL	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 12/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS