

LOT 376
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

MURPHY RYAN & AMANDA L
95066 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0376-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	2,552	100	2021	2,552	433,265
FGR	583	55	2021	321	54,498
FOP	111	30	2021	33	5,603
FOP	455	30	2021	136	23,089
TOTALS	3,701			3,042	516,454

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,042	103.8312	172.36	524,319	2021	2021	0	0	1.50	98.50
1 SFR CUST 100% - 2022 Heated Area: 2552 HX Base Yr 2022											
95066 GOLDEN GLOW DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU											

TOTAL OB/XF											
7,765											

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7,765											

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			516,454
TOTAL MARKET OB/XF VALUE			7,765
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			659,219
SOH/AGL Deduction			176,780
ASSESSED VALUE			482,439
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			431,028
TOTAL JUST VALUE			659,219
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			669,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106839	CO ISSUED	0	12/23/2021
B2106839	NEW CONSTR	380,296	05/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2526/1496	12/30/2021	SW	Q	I	01	678,900	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: MURPHY RYAN & AMAND							
2457/1112	4/28/2021	SW	U	V	30	3,800,000	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: FF FLORIDA RESIDENT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W15 FOP=[YR=2021] W35 S13 E35 N13\$ S13 W35 S25 FGR=[YR=2021] S35 E19 FOP=[YR=2021] S3 E17 N3 W1 N4 W15 S4 W1\$ E1 N22 W9 N13 W11\$ E11 S13 E9 S18 E15 S4 E15 N73\$.									

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