LOT 382
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

BROOME CHRISTOPHER & TAMMY
95108 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0382-0000

BUILDING CHARACTERISTICS

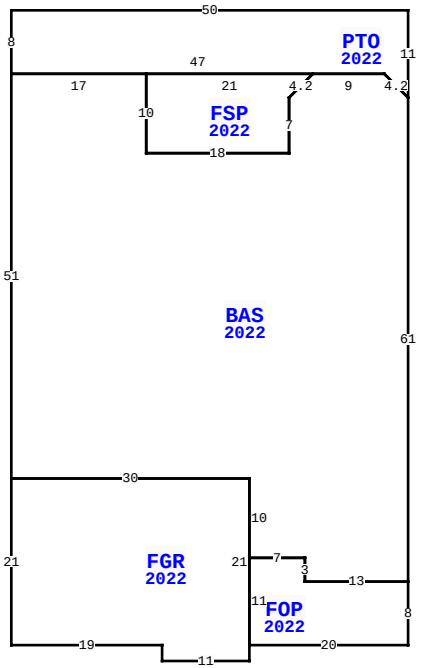
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,600	100	2022	2,600	426,100
FGR	652	55	2022	359	58,835
FOP	181	30	2022	54	8,850
FSP	185	40	2022	74	12,128
PTO	405	5	2022	20	3,278
TOTALS	4,023			3,107	509,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,107	99.7234	165.54	514,333	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2025 Heated Area: 2600 HX Base Yr 2025



95108 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		509,190
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		644,190
SOH/AGL Deduction		0
ASSESSED VALUE		644,190
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		592,779
TOTAL JUST VALUE		644,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012802	CO ISSUED	0	11/01/2022
22000468	NEW CONSTR	446,953	01/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/1645	6/10/2024	WD	Q	I	02	670,000
GRANTOR: TREMOR SUSAN E						
GRANTEE: BROOME CHRISTOPHER						
2605/1082	11/21/2022	WD	Q	I	02	669,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: TREMOR ROBERT C & S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W50 S8 BAS=[YR=2022] S51 FGR=[YR=2022] S21 E19 S2 E11 N2 FOP=[YR=2022] E20 N8 W13 N3 W7 S11$ N21 W30$ E30 S10 E7 S3 E13 N61 U3 L3 W9 FSP=[YR=2022] W21 S10 E18 N7 U3 R3 $ D3 L3 S7 W18 N10 W17$ E47 D3 R3 N11$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS