LOT 391
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

RKZ LIVING TRUST/ZESSIS ROBERT J TRUSTEE
95170 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**27-2N-28-006C-0391-0000**

## BUILDING CHARACTERISTICS

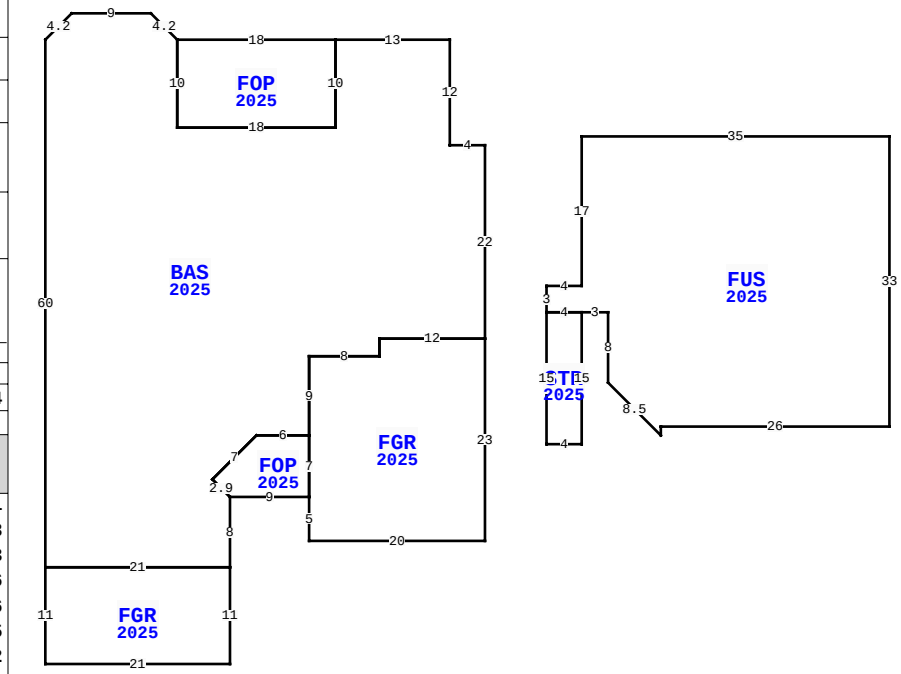
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 2,170 | 100 | 2025 | 2,170 | 434,651 |
| FGR | 231 | 55 | 2025 | 127 | 25,438 |
| FGR | 444 | 55 | 2025 | 244 | 48,873 |
| FOP | 63 | 30 | 2025 | 19 | 3,806 |
| FOP | 180 | 30 | 2025 | 54 | 10,816 |
| FUS | 1,116 | 100 | 2025 | 1,116 | 223,535 |
| STR | 60 | 10 | 2025 | 6 | 1,202 |
| TOTALS | 4,264 | | | 3,736 | 748,321 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,736 | 120.6630 | 200.30 | 748,321 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST 100% - 2025 Heated Area: 3286 HX Base Yr 2025




95170 GOLDEN GLOW DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 748,321 |
| TOTAL MARKET OB/XF VALUE | | 85,507 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 968,828 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 968,828 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 917,417 |
| TOTAL JUST VALUE | | 968,828 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 977,242 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240003999 | NSFR (T)4219 (H)3 | 602,117 | 04/09/2024 |
| B230012706 | POOL ENCLO | 25,000 | 10/03/2023 |
| SP230012198 | POOL | 195,000 | 09/21/2023 |
| B230009279 | | 602,117 | 07/20/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2801/1170 | 7/15/2025 | WD | U | I | 11 | 100 |
| GRANTOR: ZESSIS ROBERT J & KAR | | | | | | |
| GRANTEE: RKZ LIVING TRUST | | | | | | |
| 2712/1992 | 4/30/2024 | WD | Q | I | 01 | 1,142,100 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: ZESSIS ROBERT J & K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-6] W13 S10 W18 N10 U3L3 W9 D3L3 S60 E21 N8 U2L2 U5R5 E6 N9 E8 N2 E12 N22 W4 N12 $
FUS=[YR=2025;ORIG=30,5] W35 S17 W4 S3 E4 E3 S8 D6R6 N1 E26 N33 $
STR=[YR=2025;ORIG=-9,25] E4 S15 W4 N15 $
FGR=[YR=2025;ORIG=-16,28] W12 S2 W8 S9 S7 S5 E20 N23 $
FOP=[YR=2025;ORIG=-36,39] W6 D5L5 D2R2 E9 N7 $
FGR=[YR=2025;ORIG=-66,54] E21 S11 W21 N11 $
FOP=[YR=2025;ORIG=-51,-6] E18 S10 W18 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2025 | 2024 | 04 | 100 | 50,000 | |
| 3 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 1,505.00 | SF | 21.00 | 21.00 | 100 | 2025 | 2024 | | 97 | 30,657 | |
| 5 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2025 | 2024 | | 97 | 4,850 | |

## LAND DESCRIPTION

TOTAL OB/XF 85,507

| 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 06/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS