LOT 396
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

BOGOEVICI ANA PATRICIA & GHEORGHE MARIUS
95202 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0396-0000

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 60
Interior Floo	14	CARPET 40
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
Quality	02	Quality Level 02

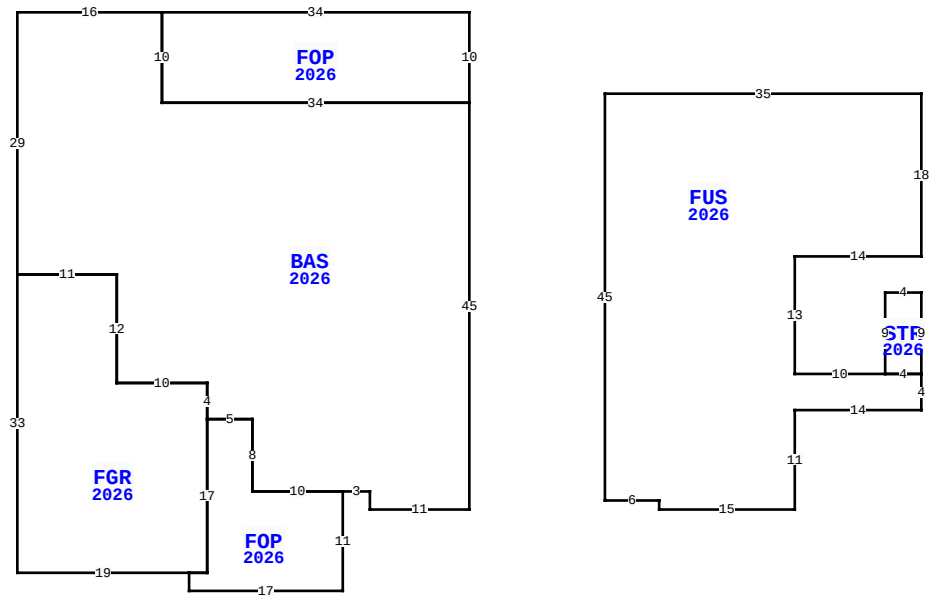
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	2026	1,908	301,140
FGR	573	55	2026	315	49,716
FOP	209	30	2026	63	9,943
FOP	340	30	2026	102	16,099
FUS	1,268	100	2026	1,268	200,128
STR	36	10	2026	4	631
TOTALS	4,334			3,660	577,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,660	95.0760	157.83	577,658	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 3176 HX Base Yr



95202 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	577,658
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	712,658
SOH/AGL Deduction	17,872
ASSESSED VALUE	694,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	694,786
TOTAL JUST VALUE	712,658
NCON VALUE	577,658
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260000055			01/05/2026
B240009608	H3176/ 570 FGR/ 5	580,666	08/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2845/0667	2/02/2026	SW	Q	I	01	750,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BOGOEVICI ANA PATRI						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,-9] W34 N10 W16 S29 E11 S12 E10 S4 E5 S8 E10 E3 S2 E11 N45 $
FUS=[YR=2026;ORIG=120,-10] W35 S45 E6 S1 E15 N11 E14 N4 W4 W10 N13 E14 N18 $
FGR=[YR=2026;ORIG=20,10] S33 E19 E2 N17 N4 W10 N12 W11 $
FOP=[YR=2026;ORIG=70,-9] W34 N10 E34 S10 $
FOP=[YR=2026;ORIG=41,26] E5 S8 E10 S11 W17 N2 E2 N17 $
STR=[YR=2026;ORIG=116,12] E4 S9 W4 N9 $
.

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	0		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 07/09/2026 BY SYS