LOT 398
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

STEVENS JEFFERSON A
95214 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0398-0000

BUILDING CHARACTERISTICS

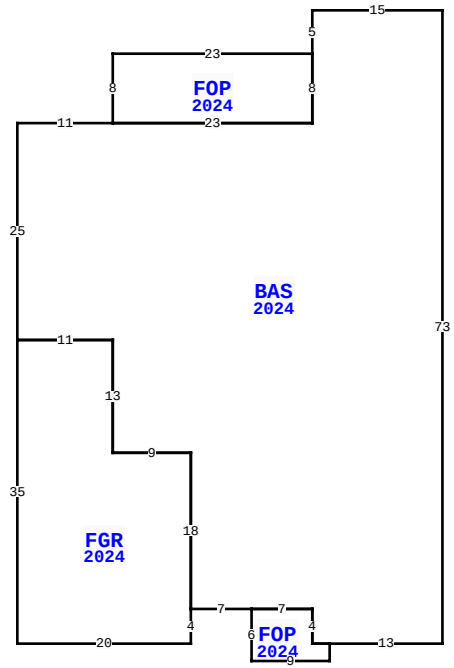
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,496	100	2024	2,496	412,339
FGR	583	55	2024	321	53,030
FOP	46	30	2024	14	2,312
FOP	184	30	2024	55	9,086
TOTALS	3,309			2,886	476,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,886	100.0160	166.03	479,163	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2496 HX Base Yr 2024



95214 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		476,767
TOTAL MARKET OB/XF VALUE		4,950
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		616,717
SOH/AGL Deduction		0
ASSESSED VALUE		616,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		565,306
TOTAL JUST VALUE		616,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/03/2023
23002486	NEW CONSTR	434,995	02/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/543	11/22/2023	SW	Q	I	02	750,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: STEVENS JEFFERSON 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

BAS=[YR=2024;ORIG=50,-20] W15 S5 S8 W23 W11 S25 E11 S13 E9 S18 E7 E7 S4 E2 E13 N73 $
FOP=[YR=2024;ORIG=12,-15] E23 S8 W23 N8 $
FGR=[YR=2024;ORIG=1,18] E11 S13 E9 S18 S4 W20 N35 $
FOP=[YR=2024;ORIG=28,49] E7 S4 E2 S2 W9 N6 $
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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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	

LAND DESCRIPTION

TOTAL OB/XF 4,950

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 12/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS