LOT 401
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

NEUMYER MICHAEL ALLEN & YVONNE M
95203 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0401-0000

BUILDING CHARACTERISTICS

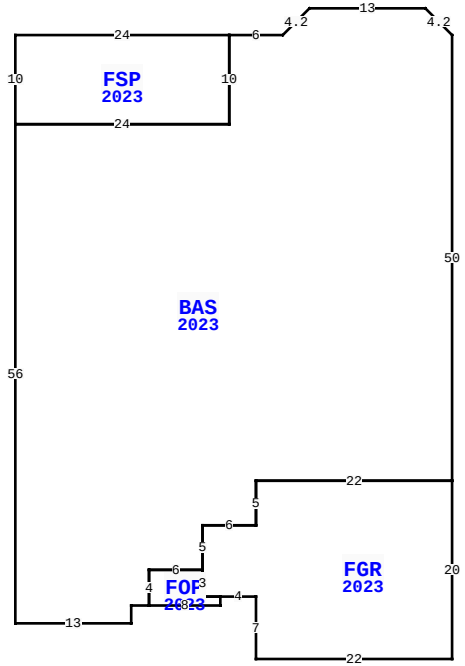
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,584	100	2023	2,584	424,973
FGR	488	55	2023	268	44,077
FOP	26	30	2023	8	1,315
FSP	240	40	2023	96	15,789
TOTALS	3,338			2,956	486,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,956	99.5695	165.29	488,597	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2584 HX Base Yr 2024



95203 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		486,154
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		624,619
SOH/AGL Deduction		0
ASSESSED VALUE		624,619
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		573,208
TOTAL JUST VALUE		624,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230006557			05/19/2023
22008943	NEW CONSTR	412,121	06/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1873	5/30/2023	WD	Q	I	01	703,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: NEUMYER MICHAEL ALL						
2467/0555	5/17/2021	SW	Q	V	05	2,250,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] U3L3 W13 D3L3 W6 S10 W24 S56 E13 N2 E2 N4 E6 N5 E6 N5 E22 N50 $
FGR=[YR=2023;ORIG=72,55] E6 N5 E22 S20 W22 N7 W4 W2 N3 N5 $
FSP=[YR=2023;ORIG=51,0] E24 S10 W24 N10 $
FOP=[YR=2023;ORIG=66,60] E6 S3 E2 S1 W8 N4 $
.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	000134	C	RES POND	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 06/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS