LOT 403
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

SOMMERS PAMELA R & MADISON L
95189 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0403-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

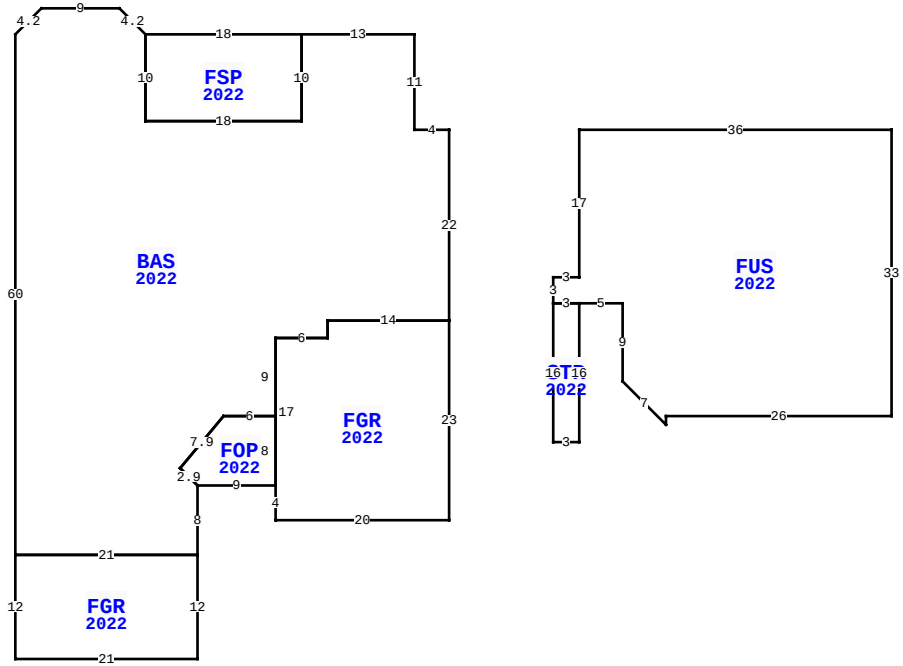
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100	2022	2,141	333,920
FGR	252	55	2022	139	21,679
FGR	448	55	2022	246	38,367
FOP	71	30	2022	21	3,275
FSP	180	40	2022	72	11,230
FUS	1,125	100	2022	1,125	175,461
STR	48	10	2022	5	780
TOTALS	4,265			3,749	584,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,749	94.9050	157.54	590,617	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 3266 HX Base Yr 2023



95189 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		584,711
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		719,711
SOH/AGL Deduction		0
ASSESSED VALUE		719,711
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		668,300
TOTAL JUST VALUE		719,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		741,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018164	CO ISSUED	0	12/12/2022
21016169	NEW CONSTR	0	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1780	12/09/2022	WD	Q	I	02	639,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SOMMERS PAMELA R &						
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=2022] W4N11W13 FSP=[YR=2022] W18 S10 E18 N10$ S10 W18 N10 U3 L3 W9 D3 L3 S60 FGR=[YR=2022] S12 E21 N12 W21$ E21 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S4 E20 N23 W14 S2 W6 S17$ N8 W6 D6 L5 D2 R2 $ U2 L2 U6 R5 E6 N9 E6 N2 E14 N22$ PTR=E15 FUS=[YR=2022] E36 S33 W26 S1 U5 L5 N9 W5 STR=[YR=2022] S16 W3 N16 E3$ W3 N3 E3 N17$ W15$.

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	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 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