LOT 408
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

EDGAR DEBORAH & PAUL JAMES
95117 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0408-0000

BUILDING CHARACTERISTICS

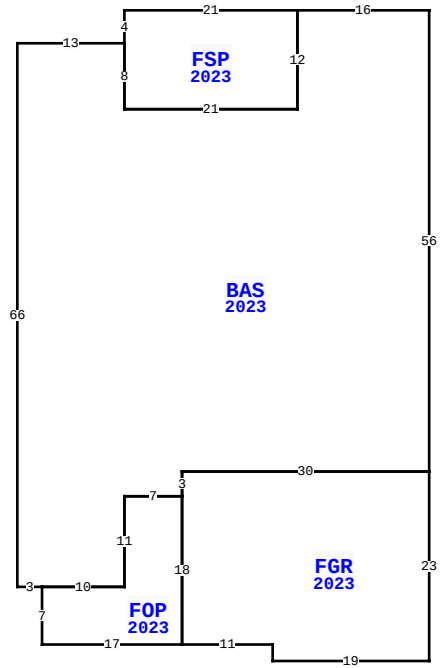
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,699	100	2023	2,699	455,086
FGR	668	55	2023	367	61,881
FOP	196	30	2023	59	9,948
FSP	252	40	2023	101	17,029
TOTALS	3,815			3,226	543,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,226	102.0832	169.46	546,678	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2699 HX Base Yr 2024



95117 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		543,945
TOTAL MARKET OB/XF VALUE		74,011
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		752,956
SOH/AGL Deduction		0
ASSESSED VALUE		752,956
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		701,545
TOTAL JUST VALUE		752,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013426	POOL ENCL	18,000	10/19/2023
SP230012035	POOL	110,000	09/20/2023
22008220	CO		07/21/2023
22008220	NEW CONSTR	441,134	05/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/1204	7/27/2023	WD	Q	I	02	813,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: EDGAR DEBORAH & PAU						
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] W16 S12 W21 N8 W13 S66 E3 E10 N11 E7 N3 E30 N56 $
FSP=[YR=2023;ORIG=63,0] E21 S12 W21 N8 N4 $
FOP=[YR=2023;ORIG=63,59] E7 S18 W17 N7 E10 N11 $
FGR=[YR=2023;ORIG=70,56] E30 S23 W19 N2 W11 N18 N3 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		99	3,465	
3	0912	SCRN RM G	0	100	0	0	1,052.00	SF	21.00	21.00	100	2024	2023		93	20,546	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 74,011

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 01/18/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS