LOT 409
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

FAY BRIAN DAVID
95111 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0409-0000

BUILDING CHARACTERISTICS

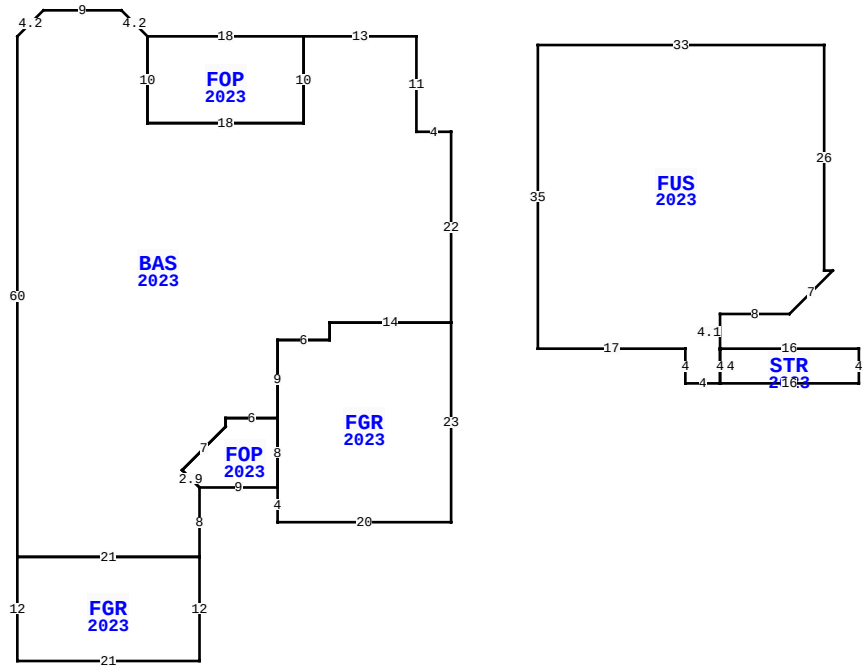
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,144	100	2023	2,144	336,696
FGR	252	55	2023	139	21,828
FGR	448	55	2023	246	38,632
FOP	69	30	2023	21	3,297
FOP	180	30	2023	54	8,480
FUS	1,116	100	2023	1,116	175,257
STR	64	10	2023	6	942
TOTALS	4,273			3,726	585,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,726	95.0760	157.83	588,075	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2024 Heated Area: 3260 HX Base Yr



95111 GOLDEN GLOW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	585,135
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	720,135
SOH/AGL Deduction	0
ASSESSED VALUE	720,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	720,135
TOTAL JUST VALUE	720,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	734,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002091	CO		04/12/2023
22002091	NEW CONSTR	534,402	02/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/930	7/26/2024	QC	U	I	11	100
GRANTOR: VUA THUY						
GRANTEE: FAY BRIAN DAVID						
2634/1815	4/14/2023	WD	Q	I	01	688,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FAY BRIAN D ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W4 N11 W13 S10 W18 N10 U3L3 W9 D3L3 S60 E21 N8 U2L2 U5R5 N1 E6 N9 E6 N2 E14 N22 $
FUS=[YR=2023;ORIG=80,0] E33 S26 E1 D5L5 W8 S4.1 N0.1 S4 W4 N4 W17 N35 $
FGR=[YR=2023;ORIG=50,34] E6 N2 E14 S23 W20 N4 N8 N9 $
FGR=[YR=2023;ORIG=20,59] E21 S12 W21 N12 $
FOP=[YR=2023;ORIG=35,-1] E18 S10 W18 N10 $
FOP=[YR=2023;ORIG=50,51] W9 U2L2 U5R5 N1 E6 S8 $
STR=[YR=2023;ORIG=101,39] E16 N4 W16 S4 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS