LOT 411
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

EMOND PAUL & THERESA
95085 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0411-0000

BUILDING CHARACTERISTICS

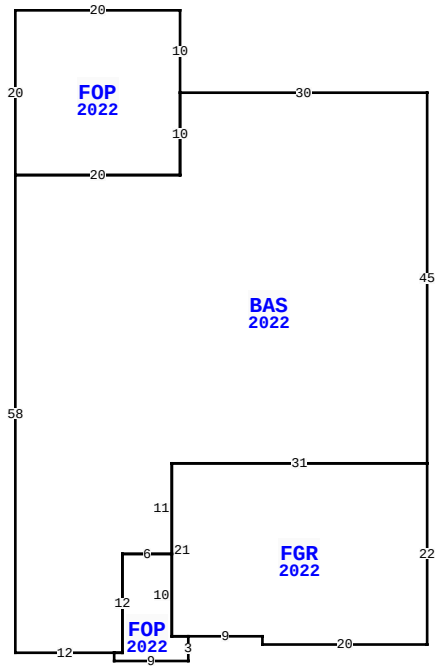
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,415	100	2022	2,415	421,053
FGR	671	55	2022	369	64,335
FOP	85	30	2022	26	4,533
FOP	400	30	2022	120	20,922
TOTALS	3,571			2,930	510,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,930	106.0884	176.11	516,002	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 0% - 2024 Heated Area: 2415 HX Base Yr



95085 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	510,842
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	647,822
SOH/AGL Deduction	0
ASSESSED VALUE	647,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	647,822
TOTAL JUST VALUE	647,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	655,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21?	NEW CONSTR	260,702	09/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1638	1/20/2023	SW	Q	I	01	618,100
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: EMOND PAUL & THERES						
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=2022] W30 FOP=[YR=2022] N10 W20 S20 E20 N10$ S10 W20 S58 E12 FOP=[YR=2022] S1 E9 N3 FGR=[YR=2022] E9 S1 E20 N22 W31 S21 E2$ W2 N10 W6 S12 W1$ E1 N12 E6 N11 E31 N45$.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	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 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