LOT 415
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

GUSTIN BRADFORD J & DONNA ELIZABETH
95061 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0415-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

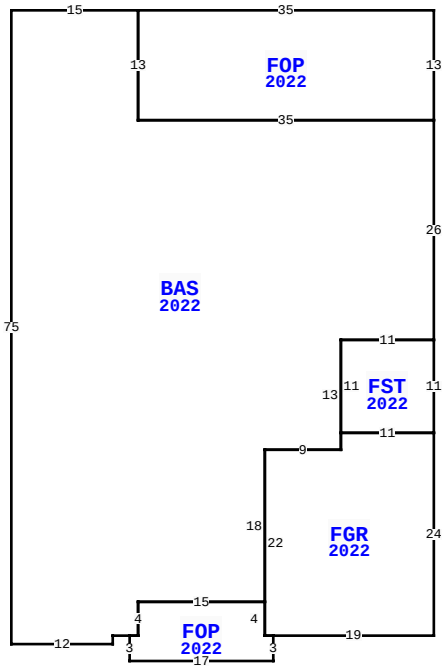
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,614	100	2022	2,614	597,433
FGR	462	55	2022	254	58,052
FOP	111	30	2022	33	7,542
FOP	455	30	2022	136	31,083
FST	121	55	2022	67	15,313
TOTALS	3,763			3,104	709,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,104	139.0736	230.86	716,589	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 2614 HX Base Yr 2023



95061 GOLDEN GLOW DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		709,423
TOTAL MARKET OB/XF VALUE		65,523
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		909,946
SOH/AGL Deduction		23,290
ASSESSED VALUE		886,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		835,245
TOTAL JUST VALUE		909,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		897,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002473	CO ISSUED	0	11/01/2022
22014454	ADDITION	8,640	09/22/2022
22005904	SWIM POOL	103,000	04/18/2022
22005087	NEW CONSTR	436,357	04/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0254	12/06/2022	SW	Q	I	01	1,041,500
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: GUSTIN BRADFORD JAM						
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;ORIG=-35,0] W15 S75 E12 N1 E2 E1 N4 E15 N18 E9 N13 E11 N26 W35 N13 $
FGR=[YR=2022;ORIG=-19,74] E19 N24 W11 S2 W9 S22 E1 $
FOP=[YR=2022;ORIG=0,0] W35 S13 E35 N13 $
FST=[YR=2022;ORIG=0,50] N11 W11 S11 E11 $
FOP=[YR=2022;ORIG=-36,74] S3 E17 N3 W1 N4 W15 S4 W1 $
.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
5	0911	SCRN RM A	0	100	0	0	836.00	SF	18.00	18.00	100	2022	2022	3	90	13,543	

LAND DESCRIPTION

TOTAL OB/XF 65,523

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	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