LOT 419
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

LEY TERESA LYNN & RONALD BRUCE
95017 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**27-2N-28-006C-0419-0000**

## BUILDING CHARACTERISTICS

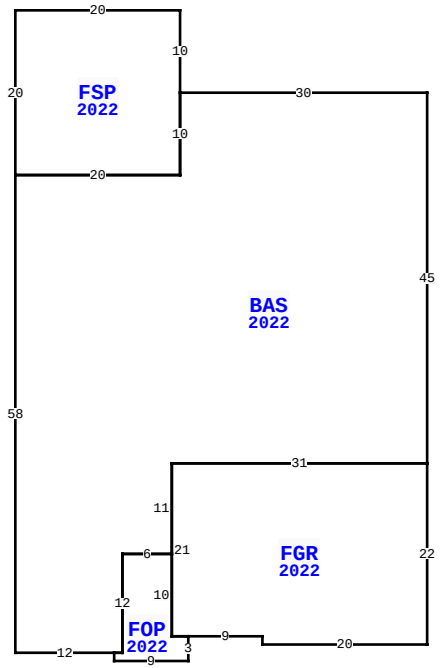
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 418,926 |
| FGR | 671 | 55 | 2022 | 369 | 64,010 |
| FOP | 85 | 30 | 2022 | 26 | 4,510 |
| FSP | 400 | 40 | 2022 | 160 | 27,755 |
| TOTALS | 3,571 | | | 2,970 | 515,201 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,970 | 106.0884 | 176.11 | 523,047 | 2022 | 2022 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SFR CUST 100% - 2024 Heated Area: 2415 HX Base Yr 2024




95017 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 | | 515,201 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 650,201 |
| SOH/AGL Deduction | | 90,484 |
| ASSESSED VALUE | | 559,717 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 508,306 |
| TOTAL JUST VALUE | | 650,201 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 658,029 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26005438 | RES IN GROUND SWI | 74,881 | 05/20/2026 |
| B250007972 | FRAME IN COVERED | 15,000 | 07/18/2025 |
| 21016652 | NEW CONSTR | 360,970 | 12/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2598/0319 | 10/19/2022 | SW | Q | I | 02 | 665,500 |
| GRANTOR: FF FLORIDA RESIDENTIA | | | | | | |
| GRANTEE: LEY TERESA LYNN & R | | | | | | |
| 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 FSP=[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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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