LOT 500
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

WADE SHELIA K & HOMER W
95268 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0500-0000

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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
Quality	02	Quality Level 02

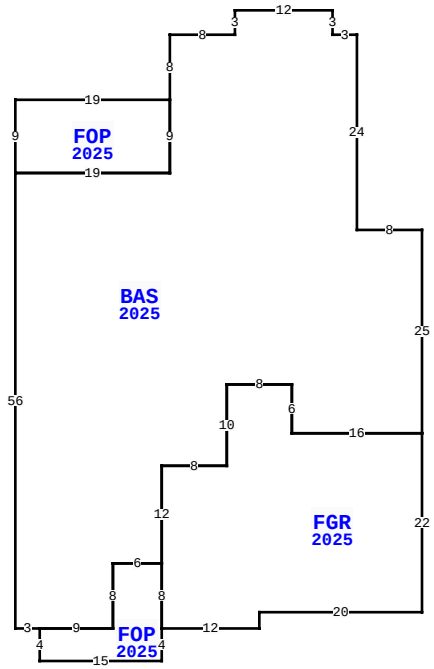
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,339	100	2025	2,339	415,360
FGR	744	55	2025	409	72,630
FOP	108	30	2025	32	5,683
FOP	171	30	2025	51	9,057
TOTALS	3,362			2,831	502,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,831	106.9776	177.58	502,729	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2339 HX Base Yr 2026



95268 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		502,729
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		637,729
SOH/AGL Deduction		0
ASSESSED VALUE		637,729
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		586,318
TOTAL JUST VALUE		637,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000002	NEW SFR T-3360, H	443,460	01/02/2025
B240009292	H-2336, G-735, P-	443,460	08/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2814/500	9/03/2025	WD	Q	I	01	650,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WADE SHELIA K & HOM						
2664/1829	8/29/2023	WD	Q	V	05	3,250,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] S56 E3 E9 N8 E6 N12 E8 N10 E8 S6 E16 N25 W8 N24 W3 N3 W12 S3 W8 S8 S9 W19 $
FOP=[YR=2025;ORIG=49,10] W19 N9 E19 S9 $
FOP=[YR=2025;ORIG=33,70] N4 E9 N8 E6 S8 S4 W15 $
FGR=[YR=2025;ORIG=48,66] E12 N2 E20 N22 W16 N6 W8 S10 W8 S12 S8 $
.

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	000100	C	RES	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 01/30/2025 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS