LOT 515
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

WILLS TYLER ANDREW & KATELYN MARKS
95388 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0515-0000

BUILDING CHARACTERISTICS

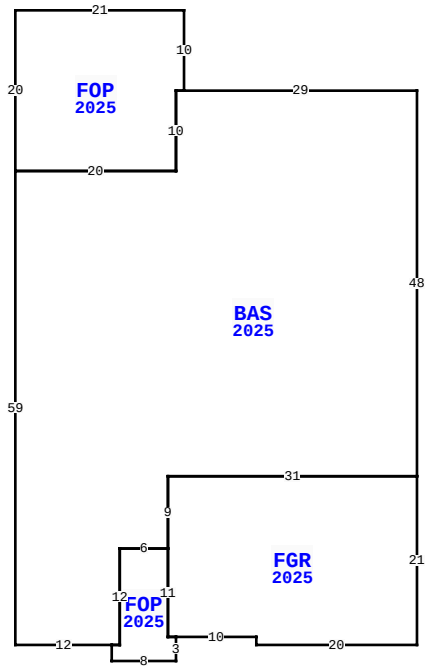
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,527	100	2025	2,527	410,612
FGR	640	55	2025	352	57,196
FOP	89	30	2025	27	4,387
FOP	410	30	2025	123	19,986
TOTALS	3,666			3,029	492,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,029	97.8880	162.49	492,182	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2527 HX Base Yr 2026



95388 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		492,182
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		627,182
SOH/AGL Deduction		0
ASSESSED VALUE		627,182
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		575,771
TOTAL JUST VALUE		627,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009181	PRIVATE PROVIDER	477,202	08/07/2024
B240002714	H2523 G659 P527	477,202	03/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/1221	8/14/2025	SW	Q	I	01	750,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: WILLS TYLER ANDREW						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-6] W29 W1 S10 W20 S59 E12 E1 N12 E6 N9 E31 N48 $
FGR=[YR=2025;ORIG=-51,42] S9 S11 E1 E10 S1 E20 N21 W31 $
FOP=[YR=2025;ORIG=-70,-16] E21 S10 W1 S10 W20 N20 $
FOP=[YR=2025;ORIG=-57,51] E6 S11 E1 S3 W8 N2 E1 N12 $
.

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 02/06/2025 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS