LOT 516
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

CAMPBELL AUDRA RENFROE & SEAN RYAN
2317 MCMURRY DRIVE
POWDER SPRINGS, GA 30127

2026

27-2N-28-006C-0516-0000

BUILDING CHARACTERISTICS

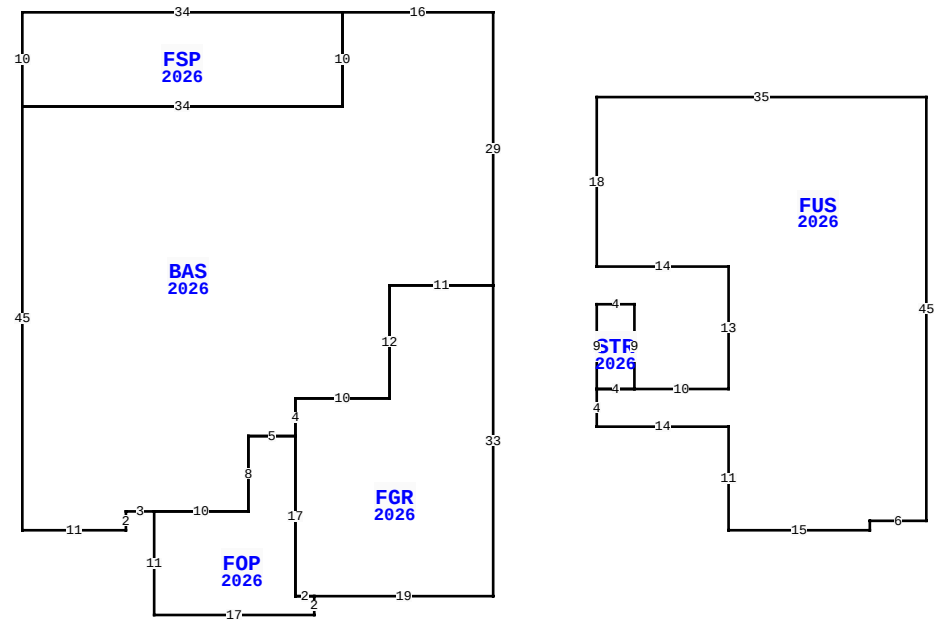
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,908	100	2026	1,908	301,140
FGR	573	55	2026	315	49,716
FOP	209	30	2026	63	9,943
FSP	340	40	2026	136	21,465
FUS	1,268	100	2026	1,268	200,128
STR	36	10	2026	4	631
TOTALS	4,334			3,694	583,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,694	95.0760	157.83	583,024	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 3176 HX Base Yr



95396 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	583,024
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	718,024
SOH/AGL Deduction	0
ASSESSED VALUE	718,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,024
TOTAL JUST VALUE	718,024
NCON VALUE	583,024
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260004952	SCREEN ENCLOSURE	14,160	05/07/2026
SP260003228	INSTALL INGROUND	160,000	03/25/2026
CO250002564	PRIVATE PROVIDER	581,762	03/12/2025
B240010548	H3183/ G569/ P558	581,762	09/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/1918	5/01/2025	SW	Q	I	01	826,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: CAMPBELL AUDRA RENF						
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=2026;ORIG=20,-9] E34 N10 E16 S29 W11 S12 W10 S4 W5 S8 W10 W3 S2 W11 N45 $
FSP=[YR=2026;ORIG=54,-9] W34 N10 E34 S10 $
FOP=[YR=2026;ORIG=49,26] W5 S8 W10 S11 E17 N2 W2 N17 $
FGR=[YR=2026;ORIG=70,10] S33 W19 W2 N17 N4 E10 N12 E11 $
FUS=[YR=2026;ORIG=81,-10] E35 S45 W6 S1 W15 N11 W14 N4 E4 E10 N13 W14 N18 $
STR=[YR=2026;ORIG=81,12] E4 S9 W4 N9 $
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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	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 07/29/2025 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS