LOT 518
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

TORLINA TONY NORMAN & STEPHANIE JILENE
95412 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

**2026**

**27-2N-28-006C-0518-0000**

## 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 100 |
| 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 |

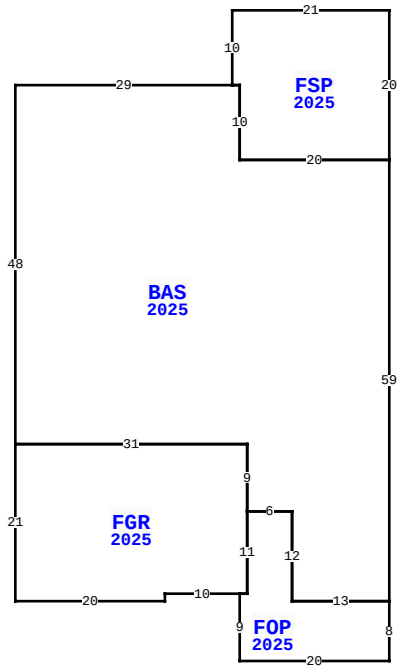
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,527 | 100 | 2025 | 2,527 | 414,276 |
| FGR | 640 | 55 | 2025 | 352 | 57,707 |
| FOP | 233 | 30 | 2025 | 70 | 11,476 |
| FSP | 410 | 40 | 2025 | 164 | 26,886 |
| TOTALS | 3,810 | | | 3,113 | 510,345 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,113 | 98.7620 | 163.94 | 510,345 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

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




95412 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 | | 510,345 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 645,345 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 645,345 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 593,934 |
| TOTAL JUST VALUE | | 645,345 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 655,841 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240013564 | NEW SFR PRIVATE P | 483,373 | 12/09/2024 |
| B240006598 | H2537/ G645/ P675 | 483,373 | 06/04/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2756/264 | 12/12/2024 | SW | Q | I | 01 | 880,800 |
| GRANTOR: FF FLORIDA RESIDENTIA | | | | | | |
| GRANTEE: TORLINA TONY NORMAN | | | | | | |
| 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=-70,-6] E29 E1 S10 E20 S59 W13 N12 W6 N9 W31 N48 $
FGR=[YR=2025;ORIG=-39,42] S9 S11 W1 W10 S1 W20 N21 E31 $
FSP=[YR=2025;ORIG=-20,-16] W21 S10 E1 S10 E20 N20 $
FOP=[YR=2025;ORIG=-33,51] W6 S11 W1 S9 E20 N8 W13 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 | 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 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