

FRIEND CARRIE & DAVID
95420 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0519-0000

BUILDING CHARACTERISTICS

CNSTRUCON

ELEMENT CD

Exterior Wall Roof Structure08

HARDIE BRD 100 IRREGULAR 100

RooF Cover Interior Wall Interior FloorInterior FloorAir Condition Heating TypeBedrooms Bathrooms FrameStories Units

03 05 13 14 03 04

COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 60 CARPET 40 CENTRAL 100 AIR DUCTED 100

4 100 3.5 100 WOOD FRAME 100

2. 2. 100 0 100

Quality02 Quality Level 02

DOR CODE0100 SINGLE FAMILY

MAP NUM MKT AREA04

NEIGHBORHOOD/LOC4042.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE

BAS FGR FGR FOP FOP FUS STR

1,908 252 573 209 340 1,268 36

100 55 55 30 30 100 10

2026 2026 2026 2026 2026 2026 2026

1,908 139 315 63 102 1,268 4

301,140 21,938 49,716 9,943 16,099 200,128 631

MARKEADJUSTMENTS

TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 3,799 95.0760 157.83 599,596 2025 2025 0 0 0.00 100.00

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

FOP 2026 BAS 2026 FGR 2026 FOP 2026 FUS 2026 STR 2026

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY VALUED BY TAX GROUP: 4 Tax Dist:

BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUE TOTAL EXEMPTION VALUE BASE TAXABLE VALUE TOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE

STANDARD 599,596 0 135,000 734,596 0 734,596 0 734,596 734,596 599,596 130,000

PERMIT NUM DESCRIPTION AMT ISSUED

C0250009674 B250003139 H 3180 G 822 P 55 610,393 08/27/2025 03/27/2025

SALES DATA OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2814/1751 9/09/2025 SW Q I 01 871,200

GRANTOR: FF FLORIDA RESIDENTIA GRANTEE:FRIEND CARRIE & DAV 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=70,-9] W34 N10 W16 S29 E11 S12 E10 S4 E5 S8 E10 E3 S2 E11 N45 \$ FUS=[YR=2026;ORIG=115,-9] W35 S45 E6 S1 E15 N11 E14 N4 W4 W10 N13 E14 N18 \$ FGR=[YR=2026;ORIG=20,10] S12 S21 E19 E2 N17 N4 W10 N12 W11 \$ FOP=[YR=2026;ORIG=70,-9] W34 N10 E34 S10 \$ FOP=[YR=2026;ORIG=41,26] E5 S8 E10 S11 W17 N2 E2 N17 \$ STR=[YR=2026;ORIG=111,13] E4 S9 W4 N9 \$ FGR=[YR=2026;ORIG=20,22] W12 S21 E12 N21 \$.

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 0 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 135,000.00 135,000.00 135,000