LOT 522
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

STALEY MORGAN VICTORIA/COSTA CHRISTOPHER PAUL
95444 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0522-0000

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
Quality	02	Quality Level 02

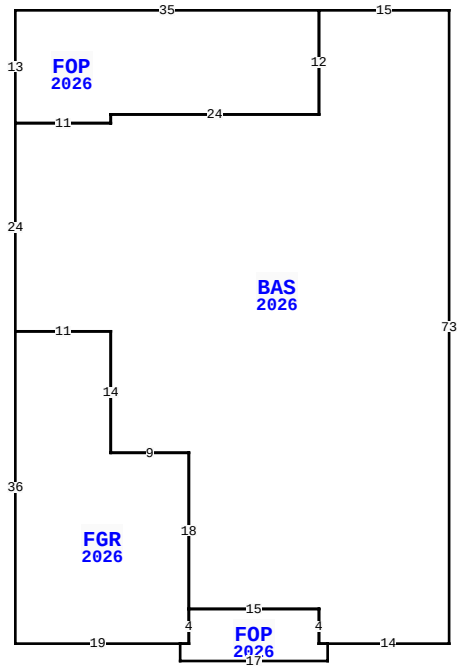
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,565	100	2026	2,565	420,506
FGR	594	55	2026	327	53,608
FOP	94	30	2026	28	4,590
FOP	431	30	2026	129	21,148
TOTALS	3,684			3,049	499,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,049	98.7620	163.94	499,853	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2565 HX Base Yr 2026



95444 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		499,853
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		634,853
SOH/AGL Deduction		0
ASSESSED VALUE		634,853
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		583,442
TOTAL JUST VALUE		634,853
NCON VALUE		499,853
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002472	PRIVATE PROVIDER	481,192	03/10/2025
B240010533	H2562/ G594 /P580	481,192	09/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2827/1018	11/04/2025	SW	Q	I	01	760,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: STALEY MORGAN VICTO						
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=70,0] W15 S12 W24 S1 W11 S24 E11 S14 E9 S18 E15 S4 E1 E14 N73 $
FOP=[YR=2026;ORIG=20,13] N13 E35 S12 W24 S1 W11 $
FGR=[YR=2026;ORIG=20,37] S36 E19 E1 N4 N18 W9 N14 W11 $
FOP=[YR=2026;ORIG=39,73] S2 E17 N2 W1 N4 W15 S4 W1 $
.

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