LOT 533
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

CUBBAGE AMY E & SAMUEL J
95550 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0533-0000

BUILDING CHARACTERISTICS

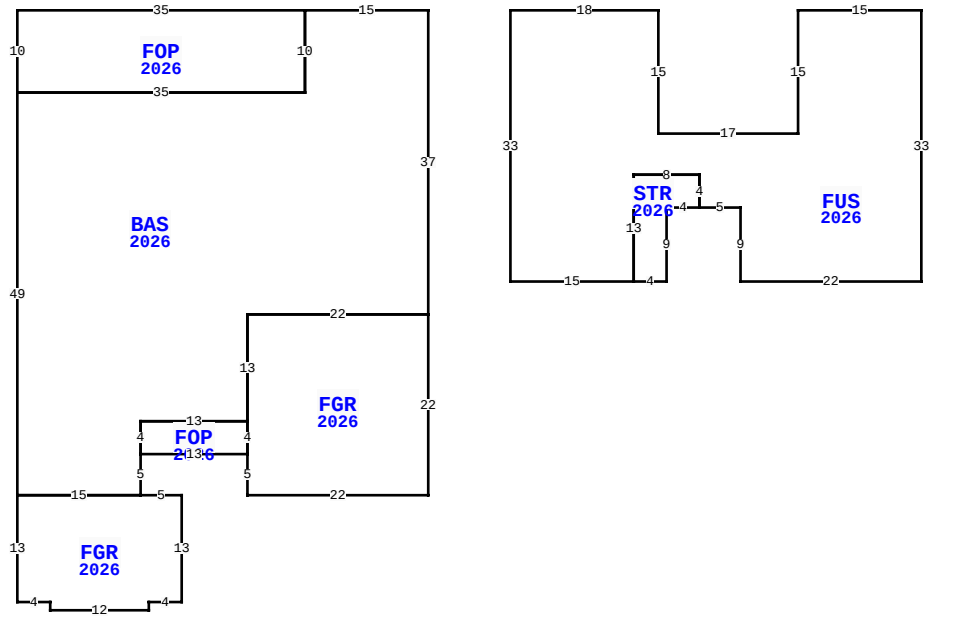
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,999	100	2026	1,999	330,535
FGR	272	55	2026	150	24,803
FGR	484	55	2026	266	43,983
FOP	52	30	2026	16	2,646
FOP	350	30	2026	105	17,362
FUS	1,246	100	2026	1,246	206,026
STR	68	10	2026	7	1,157
TOTALS	4,471			3,789	626,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,789	99.6075	165.35	626,511	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3245 HX Base Yr 2026



95550 GOLDEN GLOW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		626,511
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		811,511
SOH/AGL Deduction		0
ASSESSED VALUE		811,511
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		760,100
TOTAL JUST VALUE		811,511
NCON VALUE		676,511
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013476			12/10/2025
25009365	INGROUND POOL	151,963	08/20/2025
B250006980	BAS2001 + FUS1234	611,153	06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/85	12/15/2025	SW	Q	I	01	1,088,100
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: CUBBAGE AMY E & SAM						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

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
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E35 N10 E15 S37 W22 S13 W13 S4 S5 W15 N49 $
FOP=[YR=2026;ORIG=45,0] W35 S10 E35 N10 $
FOP=[YR=2026;ORIG=38,50] W13 S4 E13 N4 $
FGR=[YR=2026;ORIG=10,59] E15 E5 S13 W4 S1 W12 N1 W4 N13 $
FGR=[YR=2026;ORIG=38,37] E22 S22 W22 N5 N4 N13 $
FUS=[YR=2026;ORIG=70,0] E18 S15 E17 N15 E15 S33 W22 N9 W5 N4 W8 S13 W15 N33 $
STR=[YR=2026;ORIG=93,20] W8 S13 E4 N9 E4 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 01/20/2026 BY NW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS