LOT 541
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

BELFOURE MICHAEL JOSEPH & MADELINE HORVAT
95553 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0541-0000

BUILDING CHARACTERISTICS

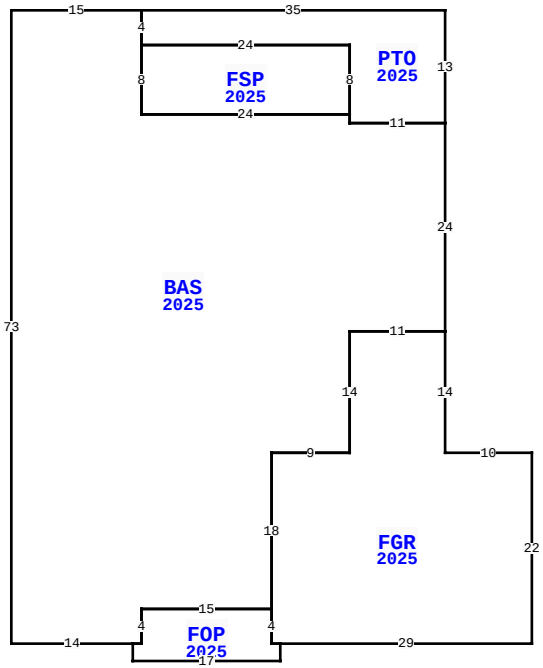
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2025	2,565	416,787
FGR	814	55	2025	448	72,796
FOP	94	30	2025	28	4,550
FSP	192	40	2025	77	12,512
PTO	239	5	2025	12	1,950
TOTALS	3,904			3,130	508,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,130	97.8880	162.49	508,594	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2565 HX Base Yr 2025



95553 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		508,594
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		643,594
SOH/AGL Deduction		0
ASSESSED VALUE		643,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		592,183
TOTAL JUST VALUE		643,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013245	NEW SFR PRIVATE P	489,234	11/26/2024
B240006600	H2578 G806 P324	489,234	06/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/1438	11/27/2024	SW	Q	I	02	780,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BELFOURE MICHAEL JO						
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=20,0] E15 S4 S8 E24 S1 E11 S24 W11 S14 W9 S18 W15 S4 W1 W14 N73 $
FOP=[YR=2025;ORIG=34,75] N2 E1 N4 E15 S4 E1 S2 W17 $
FGR=[YR=2025;ORIG=80,51] W10 N14 W11 S14 W9 S18 S4 E1 E29 N22 $
FSP=[YR=2025;ORIG=35,12] E24 N8 W24 S8 $
PTO=[YR=2025;ORIG=70,0] S13 W11 N1 N8 W24 N4 E35 $
.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 02/07/2025 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS