LOT 560
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

MACE FRANCIS LEONARD & TIA MARIE
95261 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0560-0000

BUILDING CHARACTERISTICS

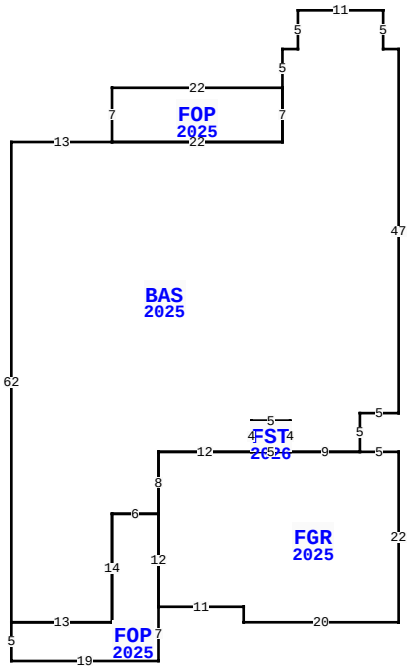
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,524	100	2025	2,524	411,563
FGR	660	55	2025	363	59,191
FOP	154	30	2025	46	7,501
FOP	179	30	2025	54	8,805
FST	20	55	2026	11	1,794
TOTALS	3,537			2,998	488,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,998	98.2300	163.06	488,854	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2524 HX Base Yr 2026



95261 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		488,854
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		623,854
SOH/AGL Deduction		0
ASSESSED VALUE		623,854
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		572,443
TOTAL JUST VALUE		623,854
NCON VALUE		488,854
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013829	INSTALL NEW SCREE	17,500	12/19/2025
250011163			10/06/2025
B250004689	NEW SFR: H 2551,	480,171	05/01/2025
B23003941	HTD 2565		03/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/1467	11/14/2025	WD	Q	I	02	679,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MACE FRANCIS LEONAR						
2664/1829	8/29/2023	WD	Q	V	05	3,250,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-17,-18] E22 N7 N5 E2 N5 E11 S5 E2 S47 W5 S5 W9 N4 W5 S4 W12 S8 W6 S14 W13 N62 E13 $
FGR=[YR=2025;ORIG=20,22] W5 W9 W5 W12 S8 S12 E11 S2 E20 N22 $
FOP=[YR=2025;ORIG=-17,-25] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=-17,30] E6 S12 S7 W19 N5 E13 N14 $
FST=[YR=2026;ORIG=1,18] E5 S4 W5 N4 $
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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	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 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