LOT 563
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

VOSS DEAN WILLIAM & DANIELLE ROBINSON
95237 GOLDEN GLOW DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0563-0000

BUILDING CHARACTERISTICS

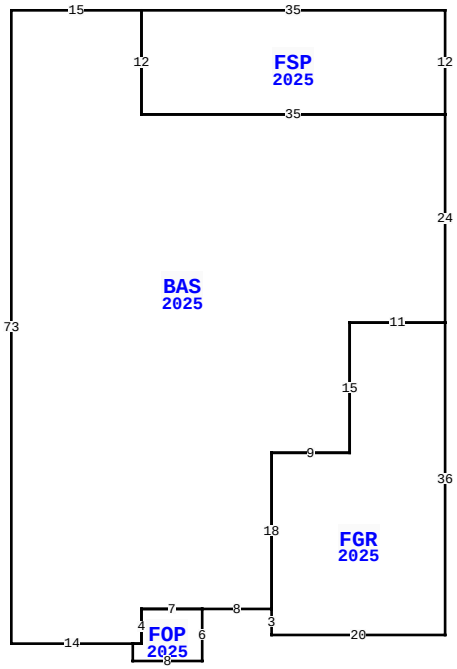
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,565	100	2025	2,565	454,390
FGR	585	55	2025	322	57,042
FOP	44	30	2025	13	2,303
FSP	420	40	2025	168	29,761
TOTALS	3,614			3,068	543,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,068	106.7154	177.15	543,496	2024	2024	0	0	0	0.00	100.00

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



95237 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		543,496
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		678,496
SOH/AGL Deduction		0
ASSESSED VALUE		678,496
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		627,085
TOTAL JUST VALUE		678,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005467	NSFR - PRIVATE PR	479,314	05/07/2024
B230014300	H2565 G585	479,314	11/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/677	5/29/2024	SW	Q	I	02	790,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: VOSS DEAN WILLIAM &						
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] W35 N12 W15 S73 E14 E1 N4 E7 E8 N18 E9 N15 E11 N24 $
FSP=[YR=2025;ORIG=-20,-12] W35 S12 E35 N12 $
FGR=[YR=2025;ORIG=-40,39] E9 N15 E11 S36 W20 N3 N18 $
FOP=[YR=2025;ORIG=-55,57] E7 S6 W8 N2 E1 N4 $
.

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 07/02/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS