LOT 564
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

ROBINSON SCOTT MILLIS & TERRY CARR
95229 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0564-0000

BUILDING CHARACTERISTICS

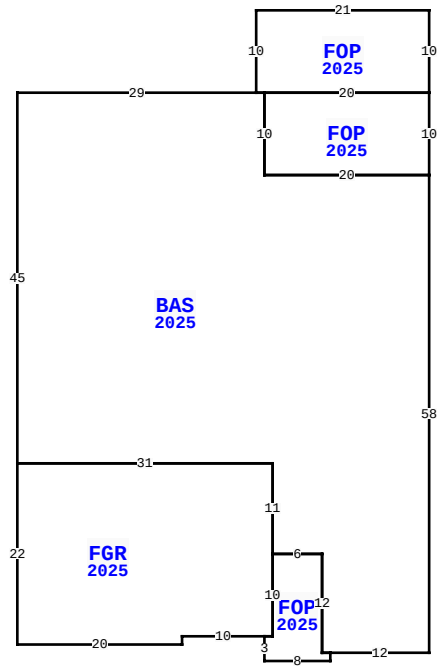
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,415	100	2025	2,415	394,514
FGR	671	55	2025	369	60,280
FOP	82	30	2025	25	4,084
FOP	200	30	2025	60	9,802
FOP	210	30	2025	63	10,292
TOTALS	3,578			2,932	478,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,932	98.4086	163.36	478,972	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 0% - 2025 Heated Area: 2415 HX Base Yr



95229 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	478,972
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	613,972
SOH/AGL Deduction	0
ASSESSED VALUE	613,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,972
TOTAL JUST VALUE	613,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	626,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008444	PRIVATE PROVIDER	459,180	07/18/2024
B230015000	H2421 G646	459,180	11/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/451	7/16/2025	WD	U	I	11	100
GRANTOR: ROBINSON SCOTT MILLIS						
GRANTEE: ROBINSON SCOTT MILL						
2748/159	10/31/2024	SW	Q	I	01	680,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: ROBINSON SCOTT MILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,0] W20 N10 W1 W29 S45 E31 S11 E6 S12 E1 E12 N58 $
FOP=[YR=2025;ORIG=-41,-20] E21 S10 W20 W1 N10 $
FOP=[YR=2025;ORIG=-20,-10] S10 W20 N10 E20 $
FGR=[YR=2025;ORIG=-70,35] E31 S11 S10 W1 W10 S1 W20 N22 $
FOP=[YR=2025;ORIG=-39,46] E6 S12 E1 S1 W8 N3 E1 N10 $
.

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	0		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