LOT 565
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

DUVALL KEVIN R & STARR
95221 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0565-0000

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	11	CLAY TILE 100
Interior Floo	14	CARPET 0
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

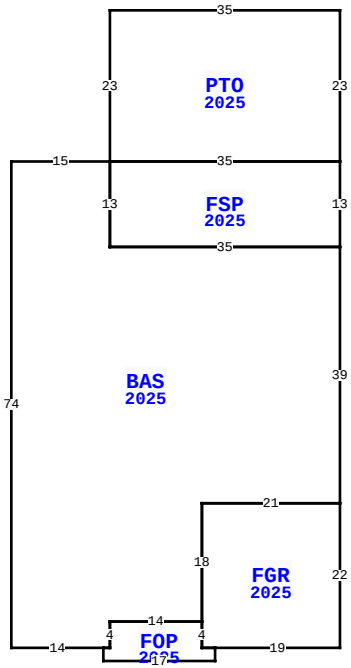
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,727	100	2025	2,727	478,725
FGR	462	55	2025	254	44,590
FOP	90	30	2025	27	4,740
FSP	455	40	2025	182	31,950
PTO	805	5	2025	40	7,022
TOTALS	4,539			3,230	567,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,230	105.7540	175.55	567,026	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2727 HX Base Yr 2025



95221 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		567,026
TOTAL MARKET OB/XF VALUE		21,248
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		723,274
SOH/AGL Deduction		0
ASSESSED VALUE		723,274
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		671,863
TOTAL JUST VALUE		723,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003662	PRIVATE PROVIDER	495,333	04/01/2024
B240002243	SCRN ENCL	30,281	02/26/2024
B230011058	H 2714	495,333	08/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1761	4/16/2024	SW	Q	I	01	841,500
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DUVALL KEVIN R & ST						
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=-55,0] N13 W15 S74 E14 E1 N4 E14 N18 E21 N39 W35 $
PTO=[YR=2025;ORIG=-55,-13] E35 N23 W35 S23 $
FGR=[YR=2025;ORIG=-41,39] E21 S22 W19 W2 N4 N18 $
FSP=[YR=2025;ORIG=-20,-13] W35 S13 E35 N13 $
FOP=[YR=2025;ORIG=-55,61] N4 E14 S4 E2 S2 W17 N2 E1 $
.

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
2	0912	SCRN RM G	0	100	35	23	805.00	SF	21.00	21.00	100	2025	2024		97	16,398	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 21,248

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