LOT 485
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

FF FLORIDA RESIDENTIAL LLC
2379 BEVILLE RD
DAYTONA BEACH, FL 32119

2023

27-2N-28-006C-0485-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95471 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,527
TOTAL MARKET VALUE	13,527
SOH/AGL Deduction	0
ASSESSED VALUE	13,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,527
TOTAL JUST VALUE	13,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/584	5/10/2023	SW	U	V	30	7,893,600

GRANTOR: AMELIA NATIONAL ENTER

GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	13,527.00	13,527.00	13,527							

REVIEW DATE 04/12/2023 BY HG Total Acres: 0.00 Total Land Value: 13,527 Market: 0 Agricultural: 0 Common: 13,527 PRINTED 08/02/2023 BY SYS