

LOT 496
 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-0496-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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																					
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT				ISSUED									
MAP NUM		04																																							
NEIGHBORHOOD/LOC		4042.00																		SALES DATA																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE									
																				2638/584		5/10/2023		SW U		V V		30		7,893,600											
GRANTOR:		AMELIA NATIONAL ENTER																		GRANTEE:		FF FLORIDA RESIDENT																			
TOTALS		95238 GOLDEN GLOW DR, FERNANDINA BEACH																		BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE		BUILDING NOTES									
L N	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	BUILDING DIMENSIONS																								
																	TOTAL OB/XF 0																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																																									