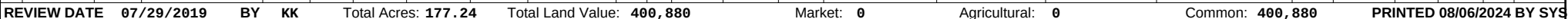


**AMELIA NATIONAL GOLF CLUB LLC/
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119**

26-2N-28-006A-00G1-0000



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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE										VALUATION SUMMARY																													
Exterior Wall		23	REINF CONC 100		0303	04	18,494	113.2400		EFF. BASE RATE		2,246,096		2007	2007	0		50	8.00	42.00	VALUATION BY					RECONCILE																		
Roof Structur		04	WOOD TRUSS 100		2 CLUB HOUSE - 0% - 0										Heated Area: 13121										HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 90																						BUILDING MARKET VALUE										1,074,520									
Roof Cover		11	SLATE 10																						TOTAL MARKET OB/XF VALUE										0									
Interior Wall		05	DRYWALL 70																						TOTAL LAND VALUE - MARKET										400,880									
Interior Wall		08	DECORATIVE 30																						TOTAL MARKET VALUE										1,475,400									
Interior Floo		14	CARPET 70																						SOH/AGL Deduction										0									
Interior Floo		18	SLATE 30																						ASSESSED VALUE										1,475,400									
Ceiling		02	F.NOT SUS 100																						TOTAL EXEMPTION VALUE										0									
Air Condition		03	CENTRAL 100																						BASE TAXABLE VALUE										1,475,400									
Heating Type		04	AIR DUCTED 100																						TOTAL JUST VALUE										1,475,400									
Fixtures			53 100																						NCON VALUE										0									
Frame		04	REIN CONC 100																						INCOME VALUE																			
Story Height			12 100																						PREVIOUS YEAR MKT VALUE										1,475,400									
RMS			25 100																																									
Stories		2.	2. 100																																									
Units			0 100																																									
Occupancy		00	NONE 100																																									
Quality		03	Quality Level 03																																									
DOR CODE		3800			GOLF COURSES																																							
MAP NUM					MKT AREA										04																													
NEIGHBORHOOD/LOC		4042.00																																										
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																				
BAS		11,697		100		11,697		596,652																																				
BRG		128		125		160		8,161																																				
FGR		6,165		60		3,699		188,682																																				
FOP		3,381		30		1,014		51,723																																				
FST		574		50		287		14,640																																				
KTA		1,155		110		1,270		64,782																																				
PTO		180		5		9		459																																				
SFB		176		80		141		7,192																																				
STR		156		10		16		816																																				
UOP		1,005		20		201		10,253																																				
TOTALS		24,617				18,494		943,360																																				
EXTRA FEATURES		95211 AMELIA NATIONAL PKWY, FERNANDINA BEACH																																										
BLD DATE		07/29/2019		KK		LGL DATE		06/07/2023		DC																																		
XF DATE		07/29/2019		KK		LAND DATE																																						
INC DATE						AG DATE																																						
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																						
11	0416	DUNEWALKS		0	0	70	10	700.00		SF	30.00		30.00		20	2007	2007	3	20	4,200																								
12	0416	DUNEWALKS		0	0	170	10	1,710.00		SF	30.00		30.00		20	2007	2007	3	20	10,260																								
13	0810	CONCRETE A		0	0	184	5	920.00		SF	6.50		6.50		20	2007	2007	3	20	1,196																								
14	0810	CONCRETE A		0	0	326	6	1,956.00		SF	6.50		6.50		20	2007	2007	3	20	2,543																								
15	0400	CONC CURB		0	0	0	0	2,718.00		LF	15.00		15.00		20	2007	2007	3	20	8,154																								
16	0855	CONC PAVER		0	0	0	0	12,377.00		SF	10.00		10.00		20	2007	2007	3	20	24,754																								
17	0803	ASPHALT C		0	0	0	0	99,423.00		SF	2.00		2.00		20	2007	2007	3	20	39,769																								
18	0830	FLAGSTONE		0	0	0	0	6,639.00		SF	12.00		12.00		20	2007	2007	3	20	15,934																								
19	0830	FLAGSTONE		0	0	14	6	84.00		SF	12.00		12.00		20	2007	2007	3	20	202																								
20	0861	POOL GUNIT		0	0	0	0	4,292.00		SF	85.00		85.00		20	2007	2007	3	20	72,964																								
LAND DESCRIPTION										TOTAL OB/XF										179,976																								
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															

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 6				4							
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										RECONCILE										
																						Tax Group: 4										Tax Dist:									
																						BUILDING MARKET VALUE										1,074,520									
																						TOTAL MARKET OB/XF VALUE										0									
																						TOTAL LAND VALUE - MARKET										400,880									
																						TOTAL MARKET VALUE										1,475,400									
																						SOH/AGL Deduction										0									
																						ASSESSED VALUE										1,475,400									
																						TOTAL EXEMPTION VALUE										0									
																						BASE TAXABLE VALUE										1,475,400									
																						TOTAL JUST VALUE										1,475,400									
																						NCON VALUE										0									
																						INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										1,475,400									

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REVIEW DATE: 07/29/2019 BY: KK Total Acres: 177.24 Total Land Value: 400,880 Market: 0 Agricultural: 0 Common: 400,880 PRINTED 08/06/2024 BY: SYS