

LOT 434  
AMELIA NATIONAL PHASE ONE-C  
SEGMENT THREE & PHASE ONE-E

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

2024

27-2N-28-006C-0434-0000



| 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  | PAGE 1 of 1            |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 31               | HARDIE BRD 100 | 0500                                   | 11                   | 4,010              | 131.9886    | 197.98         | 793,900        | 2023        | 2023           | 0         | 0        | 0.00        | 100.00  | VALUATION BY STANDARD  |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100  | 1 SFR CUST - 0% - 2024                 |                      |                    |             |                |                |             |                |           |          |             |         | Heated Area: 3259      |                 |            |                             |      |         |      |     |    |        |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                                        |                      |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                                        |                      |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 70   |                                        |                      |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 30      |                                        |                      |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 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            |                                        |                      |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  |                | 03                                     | Quality Level 03     |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  |                | 0100                                   | SINGLE FAMILY        |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  |                |                                        |                      |                    |             |                |                |             |                |           |          | MKT AREA    |         |                        |                 |            |                             |      |         |      |     | 04 |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  |                | 4042.00                                |                      |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                           | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 3,259            | 100            | 3,259                                  | 645,217              |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 192              | 55             | 106                                    | 20,986               |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 460              | 55             | 253                                    | 50,089               |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 42               | 30             | 13                                     | 2,574                |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 441              | 30             | 132                                    | 26,133               |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                          | 1,235            | 20             | 247                                    | 48,901               |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 5,629                                  | 4,010                | 793,900            |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 95418 WILD CHERRY DR, FERNANDINA BEACH |                      |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 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      |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                            | 0502             | FP-CUSTOM      | 0                                      | 0                    | 0                  | 0           | 1.00           | UT             | 10,000.00   | 10,000.00      | 100       | 2024     | 2023        |         | 100                    | 10,000          |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0501             | FP-AVERAGE     | 0                                      | 0                    | 0                  | 0           | 1.00           | UT             | 5,000.00    | 5,000.00       | 100       | 2024     | 2023        |         | 100                    | 5,000           |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0855             | CONC PAVER     | 0                                      | 0                    | 0                  | 0           | 486.00         | SF             | 10.00       | 10.00          | 100       | 2024     | 2023        |         | 100                    | 4,860           |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0861             | POOL GUNIT     | 0                                      | 0                    | 0                  | 0           | 477.00         | SF             | 85.00       | 85.00          | 100       | 2024     | 2023        |         | 100                    | 40,545          |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0871             | POOL HTR R     | 0                                      | 0                    | 0                  | 0           | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 2024     | 2023        |         | 100                    | 2,000           |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                            | 0600             | SUMMER KIT     | 0                                      | 0                    | 0                  | 0           | 1.00           | UT             | 5,000.00    | 5,000.00       | 100       | 2024     | 2023        |         | 100                    | 5,000           |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                            | 0462             | ST/AL FNC      | 0                                      | 0                    | 0                  | 0           | 1,008.00       | SF             | 10.00       | 10.00          | 100       | 2024     | 2023        |         | 100                    | 10,080          |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                | TOTAL OB/XF                            |                      |                    |             |                |                |             |                |           |          | 77,485      |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                          | USE CODE         | CLS            | LAND USE DESCRIPTION                   | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE             | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                            | 000134           | C              | SFR POND                               | 0                    |                    | PUD         | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 165,000.00             | 165,000.00      | 165,000    |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 12/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS |                  |                |                                        |                      |                    |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |