

LOT 496  
 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-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	PAGE 1 of 1 4																																																																													
DOR CODE 0000 VACANT																				VALUATION BY STANDARD																																																																													
MAP NUM								MKT AREA						04						Tax Group: 4 Tax Dist:																																																																													
NEIGHBORHOOD/LOC 4042.00																				BUILDING MARKET VALUE 0																																																																													
AREA TYPE								TOTAL GROSS AREA						PCT OF BASE						TOT ADJ AREA						SUBAREA MARKET VALUE																																																																							
TOTALS																				TOTAL MARKET OB/XF VALUE 0																																																																													
EXTRA FEATURES								95238 GOLDEN GLOW DR, FERNANDINA BEACH												TOTAL LAND VALUE - MARKET 165,000																																																																													
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					
BLD DATE								XF DATE						LGL DATE						LAND DATE						04/18/2024						MLU																																																																	
INC DATE																				AG DATE																																																																													
																				SALES DATA								OFF RECORD Number 2638/584																																																																					
														DATE 5/10/2023						TYPE INST SW U						Q V I V						RSN CD 30						SALE PRICE 7,893,600																																																											
																				GRANTOR: AMELIA NATIONAL ENTER								GRANTEE: FF FLORIDA RESIDENT																																																																					
																				BUILDING NOTES																																																																													
																				BUILDING DIMENSIONS																																																																													

LAND DESCRIPTION												TOTAL OB/XF												
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							