PT OR 1090/1213
ESMT PT OR 1224/649
EX PT AMELIA NATIONAL #1

AMELIA NATIONAL ENTERPRISE LLC
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119

2025

26-2N-28-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

OFF AMELIA NATIONAL PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	518,100
TOTAL MARKET VALUE	518,100
SOH/AGL Deduction	358,886
ASSESSED VALUE	159,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,214
TOTAL JUST VALUE	518,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1090/1213	10/28/2002	WD	Q	V		3,549,000
GRANTOR: RAYLAND LLC						
GRANTEE: AMELIA NATIONAL ENT						
1090/1203	10/28/2002	QC	U	V	10	150,000
GRANTOR: RAYONIER INC						
GRANTEE: AMELIA NATIONAL ENT						

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	000100	C	RES	0		PUD	0.00	0.00	9.00	AC		1.00	1.00	1.00	55,000.00	55,000.00	495,000							
2	009100	C	UTILITY	0		PUD	0.00	0.00	3.90	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,900							
3	009630	C	SWAMP	0		PUD	0.00	0.00	38.40	AC		1.00	1.00	1.00	500.00	500.00	19,200							

REVIEW DATE 05/09/2025 BY DC Total Acres: 51.30 Total Land Value: 518,100 Market: 0 Agricultural: 0 Common: 518,100 PRINTED 07/30/2025 BY SYS