TRACT F-1
(FUTURE DEVELOPMENT)
ESMT OR 1373/863

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

2025

26-2N-28-006A-00F1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

CLUBHOUSE RD, FERNANDINA BEACH

BLD DATE	07/29/2019	KK	LGL DATE	07/29/2019 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,647
TOTAL LAND VALUE - MARKET	103,700
TOTAL MARKET VALUE	114,347
SOH/AGL Deduction	0
ASSESSED VALUE	114,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,347
TOTAL JUST VALUE	114,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16624	ELEC OTHER	0	01/01/2006
P10622	OTHER	0	01/01/2006
B15807	MH MOVE-ON	0	08/01/2005
C15807	CO ISSUED	0	08/01/2005
B15808	OTHER	26,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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
1	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2006	2006	3	89	490	
2	0803	ASPHALT C	0	0	0	0	9,069.00	SF	2.00	2.00	100	2006	2006	3	56	10,157	

LAND DESCRIPTION

TOTAL OB/XF 10,647

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	1.22	AC		1.00	1.00	1.00	85,000.00	85,000.00	103,700							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 1.22 Total Land Value: 103,700 Market: 0 Agricultural: 0 Common: 103,700 PRINTED 07/30/2025 BY SYS