

TRACTS G-1 THRU G-5 & F-2
AMELIA NATIONAL #1 PB 7/48 &
PT LOT 470 IN OR 2792/110

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

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	01	5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	2006	144	11,264
FOP	72	30	2006	22	1,721
FST	840	50	2006	420	32,852

TOTALS	1,056			586	45,837
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	2503	GOLF CRS 3	0	0	0	0	18.00	UT	28,000.00
2	0812	CONCRETE C	0	0	0	0	3,260.00	SF	4.00
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
4	1129	STONE 8"	0	0	191	0	382.00	SF	15.75
5	0812	CONCRETE C	0	0	0	0	240,893.00	SF	4.00
6	0416	DUNEWALKS	0	0	218	10	2,180.00	SF	30.00
7	0416	DUNEWALKS	0	0	525	12	6,300.00	SF	30.00
8	0416	DUNEWALKS	0	0	357	10	3,570.00	SF	30.00
9	0416	DUNEWALKS	0	0	159	10	1,590.00	SF	30.00
10	0416	DUNEWALKS	0	0	80	10	800.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003800	C	GOLF CRS	0	0003	PUD	0.00	0.00	174.77
2	003800	C	GOLF CRS	0	0003	PUD	0.00	0.00	3.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3803	04	586	74.7600	126.16	73,930	2006	2006	0	0	20	18.00	62.00
1 RSTRM BLDG - 0% - 0												
Heated Area: 144 HX Base Yr												
BLD DATE 07/29/2019 KK LGL DATE 05/08/2025 DC												
XF DATE 07/29/2019 KK LAND DATE AG DATE												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	2503	GOLF CRS 3	0	0	0	0	18.00	UT	28,000.00	28,000.00	20	2006
2	0812	CONCRETE C	0	0	0	0	3,260.00	SF	4.00	4.00	20	2007
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	20	2007
4	1129	STONE 8"	0	0	191	0	382.00	SF	15.75	15.75	20	2007
5	0812	CONCRETE C	0	0	0	0	240,893.00	SF	4.00	4.00	20	2007
6	0416	DUNEWALKS	0	0	218	10	2,180.00	SF	30.00	30.00	20	2007
7	0416	DUNEWALKS	0	0	525	12	6,300.00	SF	30.00	30.00	20	2007
8	0416	DUNEWALKS	0	0	357	10	3,570.00	SF	30.00	30.00	20	2007
9	0416	DUNEWALKS	0	0	159	10	1,590.00	SF	30.00	30.00	20	2007
10	0416	DUNEWALKS	0	0	80	10	800.00	SF	30.00	30.00	20	2007

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	DPHT FACT
1	003800	C	GOLF CRS	0	0003	PUD	0.00	0.00	174.77	AC		1.00
2	003800	C	GOLF CRS	0	0003	PUD	0.00	0.00	3.00	AC		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 6	
VALUATION BY		RECONCILE	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		913,080	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		586,920	
TOTAL MARKET VALUE		1,500,000	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,500,000	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,500,000	
TOTAL JUST VALUE		1,500,000	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,475,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007588	PLAYGROUND EQUIP	5,275	06/10/2021
18000567	COMFORT STATION	24,712	03/07/2018
E1528643	2400 SF PAVILLION	0	01/01/2015
M1520628	TENNIS PAVILLION	0	01/01/2015
B1429402	2400 SF PAVILLION	291,168	01/01/2014
B25316	ADDITION	15,850	11/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2792/110	6/03/2025	SW U	I	I	11
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: AMELIA NATIONAL GOL					
2267/1102	11/30/2018	QC U	I	I	11
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: AMELIA NATIONAL GOL					

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=2006] W34S6BAS=[YR=2006] W8S3 FOP=[YR=2006] W6S12E6N12S\$S15E8N18\$ S18E36N12W2N12\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 6				4																					
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		23		REINF CONC 100						0303		04		18,494		113.2400		123.43		2,282,714		2007		2007		0		0		50		8.50		41.50		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										913,080									
Roof Cover		11		SLATE 10																																TOTAL MARKET OB/XF VALUE										0									
Interior Wall		05		DRYWALL 70																																TOTAL LAND VALUE - MARKET										586,920									
Interior Wall		08		DECORATIVE 30																																TOTAL MARKET VALUE										1,500,000									
Interior Floo		14		CARPET 70																																SOH/AGL Deduction										0									
Interior Floo		18		SLATE 30																																ASSESSED VALUE										1,500,000									
Ceiling		02		F.NOT SUS 100																																TOTAL EXEMPTION VALUE										0									
Air Condition		03		CENTRAL 100																																BASE TAXABLE VALUE										1,500,000									
Heating Type		04		AIR DUCTED 100																																TOTAL JUST VALUE										1,500,000									
Fixtures																																				NCON VALUE										0									
Frame		04		53 100																																INCOME VALUE																			
Story Height				REIN CONC 100																																PREVIOUS YEAR MKT VALUE										1,475,400									
RMS				12 100																																																			
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		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																													
BAS		11,697		100		2007		11,697		599,161																																													
BRG		128		125		2007		160		8,196																																													

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[illegible]

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Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F. NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		6 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100	2018	128	13,239
CAN	192	30	2018	58	5,999
TOTALS	320			186	19,238

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	186	65.2050	110.03	20,466	2018	2018	0	0	0	6.00	94.00
4 RSTRM BLDG - 0% - 0												

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REVIEW DATE	07/29/2019	BY	KK	Total Acres:	177.77	Total Land Value:	586,920	Market:	0	Agricultural:	0	Common:	586,920	PRINTED 07/30/2025 BY SYS
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ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
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