PT OF LOT 309 IN OR 2414/528
AMELIA NATIONAL #1B PB 7/191

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

2025

26-2N-28-006A-0309-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

AMELIA NATIONAL PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/17/2021 KK
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	0
TOTAL LAND VALUE - MARKET	1,950
TOTAL MARKET VALUE	1,950
SOH/AGL Deduction	0
ASSESSED VALUE	1,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,950
TOTAL JUST VALUE	1,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/0528	11/30/2020	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL GOL						
2171/1624	1/18/2018	SW	U	V	11	100
GRANTOR: FF FLORIDA RESIDENTIA						
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	003800	C	GOLF CRS	0		PUD	0.00	0.00	0.13	AC		1.00	1.00	1.00	15,000.00	15,000.00	1,950							

REVIEW DATE 02/17/2021 BY KK Total Acres: 0.13 Total Land Value: 1,950 Market: 0 Agricultural: 0 Common: 1,950 PRINTED 07/30/2025 BY SYS