LOT 460
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

REED AMANDA LORRAINE & ROBERT BENTON
95324 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0460-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

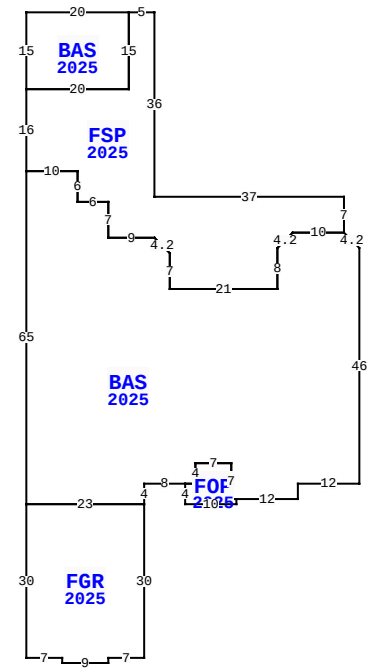
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	300	100	2025	300	59,349
BAS	3,188	100	2025	3,188	630,687
FGR	699	55	2025	384	75,967
FOP	65	30	2025	20	3,957
FSP	1,130	40	2025	452	89,419
TOTALS	5,382			4,344	859,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,344	129.0828	203.95	885,959	2024	2024	3	0	0	0.00	97.00

1 SFR CUST – 100% - 2025 Heated Area: 3488 HX Base Yr 2025



95324 BENTGRASS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		859,380
TOTAL MARKET OB/XF VALUE		23,570
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,082,950
SOH/AGL Deduction		122,416
ASSESSED VALUE		960,534
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		909,812
TOTAL JUST VALUE		1,082,950
NCON VALUE		882,950
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001868	PRIVATE PROVIDER	661,927	02/15/2024
B230010024	H 3455 (SFR 3162	661,927	08/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/632	2/16/2024	SW	Q	I	01	1,089,700
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: REED AMANDA LORRAIN						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
2	0811	CONCRETE B	0	100	0	0	1,502.00	SF	5.20	5.20	100	2025	2024		100	7,810	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
4	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2025	2024		100	5,760	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] U3L3 W10 D3L3 S8 W21 N7 U3L3 W9 N7 W6 N6 W10 S65 E23 N4 E8 E2 N4 E7 S7 E1 E12 N3 E12 N46 $
FSP=[YR=2025;ORIG=-75,-31] E20 N15 E5 S36 E37 S7 W10 D3L3 S8 W21 N7 U3L3 W9 N7 W6 N6 W10 N16 $
FGR=[YR=2025;ORIG=-75,50] E23 S30 W7 S1 W9 N1 W7 N30 $
BAS=[YR=2025;ORIG=-75,-46] E20 S15 W20 N15 $
FOP=[YR=2025;ORIG=-44,46] E2 N4 E7 S7 E1 S1 W10 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,570

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/10/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS