LOT 467
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

ROHRIG TIMOTHY P & BETH E
95388 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0467-0000

BUILDING CHARACTERISTICS

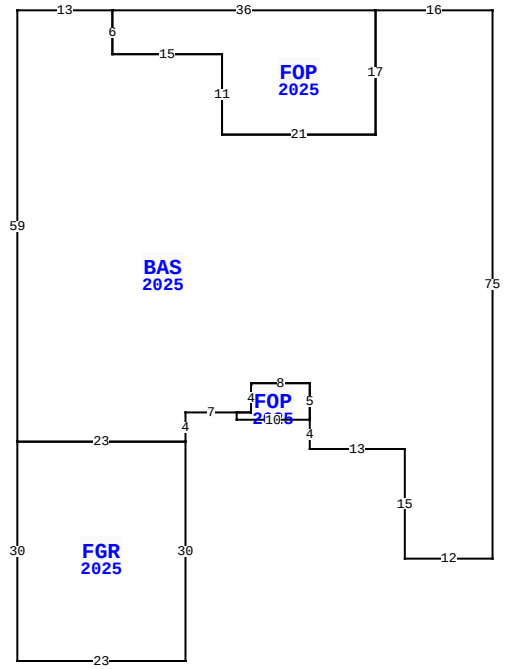
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,493	100	2025	3,493	706,250
FGR	690	55	2025	380	76,832
FOP	42	30	2025	13	2,628
FOP	447	30	2025	134	27,093
TOTALS	4,672			4,020	812,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,020	127.9652	202.19	812,804	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3493 HX Base Yr 2025



95388 BENTGRASS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		812,804
TOTAL MARKET OB/XF VALUE		17,200
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,030,004
SOH/AGL Deduction		0
ASSESSED VALUE		1,030,004
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		979,282
TOTAL JUST VALUE		1,030,004
NCON VALUE		830,004
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013971	PRIVATE PROVIDER	635,840	12/18/2024
B240006285	H3473/ G682/ P520	635,840	05/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/574	12/27/2024	SW	Q	I	02	1,236,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: ROHRIG TIMOTHY P &						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-10] W16 S17 W21 N11 W15 N6 W13 S59 E23 N4 E7 E2 N4 E8 S5 S4 E13 S15 E12 N75 $
FGR=[YR=2025;ORIG=-75,49] E23 S30 W23 N30 $
FOP=[YR=2025;ORIG=-62,-10] E36 S17 W21 N11 W15 N6 $
FOP=[YR=2025;ORIG=-45,45] E2 N4 E8 S5 W10 N1 $
.

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	0855	CONC PAVER	0	100	0	0	1,220.00	SF	10.00	10.00	100	2025	2024		100	12,200	

LAND DESCRIPTION

TOTAL OB/XF 17,200

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	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