

FF FLORIDA RESIDENTIAL LLC
2379 BEVILLE RD
DAYTONA BEACH, FL 32119

27-2N-28-006C-0485-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100 DRYWALL 100

Interior Floor Interior Floor13LVT/LAMNT 50 CARPET 50

Air Condition Heating Type03CENTRAL 100 04AIR DUCTED 100

Bedrooms Bathrooms Frame3 100 2.5 100 02WOOD FRAME 100

Stories Units Occupancy1. 1. 100 0 100 00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4042.00

TOTALS3,9553,274678,471

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER00001,135.00SF10.0010.001002025202410011,350

20600SUMMER KIT00001.00UT5,000.005,000.00100202520241005,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRESPOND0PUD0.000.001.00LT1.001.001.00200,000.00200,000.00200,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500113,274131.1552207.23678,47120242024000.00100.00

1 SFR CUST - 0% - 2025Heated Area: 2731HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE678,471

TOTAL MARKET OB/XF VALUE16,350

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE894,821

SOH/AGL Deduction18,500

ASSESSED VALUE876,321

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE876,321

TOTAL JUST VALUE894,821

NCON VALUE694,821

INCOME VALUE

PREVIOUS YEAR MKT VALUE165,000

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2638/5845/10/2023SWUV307,893,600

GRANTOR: AMELIA NATIONAL ENTER

GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-19,0] W31 S13 W29 S52 E22 N6 N8 E18 N13 E20 N38 \$
FOP=[YR=2025;ORIG=-79,0] E29 S13 W29 N13 \$
FGR=[YR=2025;ORIG=-39,38] E20 S22 W10 S1 W10 N2 N8 N13 \$
FOP=[YR=2025;ORIG=-57,51] E18 S8 W18 N8 \$
FGR=[YR=2025;ORIG=-79,65] E22 S12 W11 N1 W11 N11 \$

95471 WILD CHERRY DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

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