LOT 497
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

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

2025

27-2N-28-006C-0497-0000

BUILDING CHARACTERISTICS

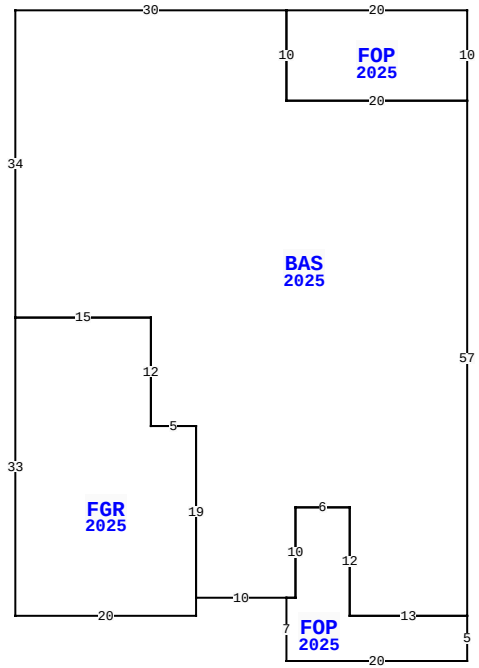
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,456	100	2025	2,456	428,597
FGR	600	55	2025	330	57,588
FOP	174	30	2025	52	9,075
FOP	200	30	2025	60	10,471
TOTALS	3,430			2,898	505,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,898	110.4500	174.51	505,730	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2456 HX Base Yr



95246 GOLDEN GLOW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	505,730
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	649,630
SOH/AGL Deduction	0
ASSESSED VALUE	649,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	649,630
TOTAL JUST VALUE	649,630
NCON VALUE	514,630
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012970	PRIVATE PROVIDER	459,323	11/19/2024
B240003633	H2461 G595 P382 O	459,323	04/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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=40,10] E30 S10 E20 S57 W13 N12 W6 S10 W1 W10 N19 W5 N12 W15 N34 $
FOP=[YR=2025;ORIG=70,20] E20 N10 W20 S10 $
FOP=[YR=2025;ORIG=90,82] N5 W13 N12 W6 S10 W1 S7 E20 $
FGR=[YR=2025;ORIG=40,77] E20 N2 N19 W5 N12 W15 S33 $
.

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	0855	CONC PAVER	0	0	0	0	890.00	SF	10.00	10.00	100	2025	2024		100	8,900	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 01/30/2025 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS