LOT 515
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-0515-0000

BUILDING CHARACTERISTICS

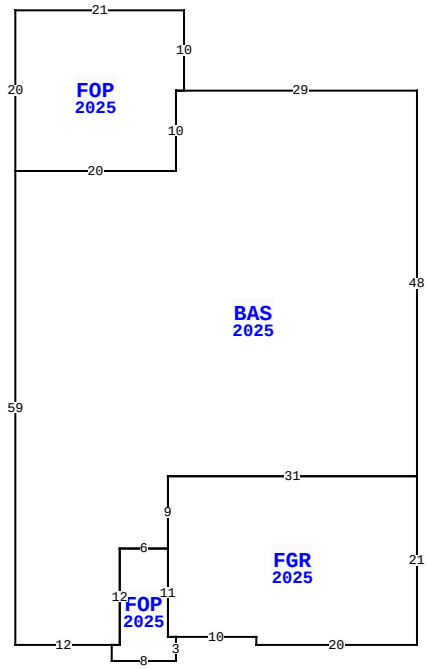
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,527	100	2025	2,527	411,396
FGR	640	55	2025	352	57,306
FOP	89	30	2025	27	4,396
FOP	410	30	2025	123	20,024
TOTALS	3,666			3,029	493,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,029	103.0400	162.80	493,121	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2527 HX Base Yr



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

95388 GOLDEN GLOW DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	493,121
TOTAL MARKET OB/XF VALUE	11,750
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	639,871
SOH/AGL Deduction	0
ASSESSED VALUE	639,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	639,871
TOTAL JUST VALUE	639,871
NCON VALUE	504,871
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009181	PRIVATE PROVIDER	477,202	08/07/2024
B240002714	H2523 G659 P527	477,202	03/07/2024

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=-20,-6] W29 W1 S10 W20 S59 E12 E1 N12 E6 N9 E31 N48 $
FGR=[YR=2025;ORIG=-51,42] S9 S11 E1 E10 S1 E20 N21 W31 $
FOP=[YR=2025;ORIG=-70,-16] E21 S10 W1 S10 W20 N20 $
FOP=[YR=2025;ORIG=-57,51] E6 S11 E1 S3 W8 N2 E1 N12 $
.

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	1,175.00	SF	10.00	10.00	100	2025	2024		100	11,750	

LAND DESCRIPTION

TOTAL OB/XF 11,750

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 02/06/2025 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS