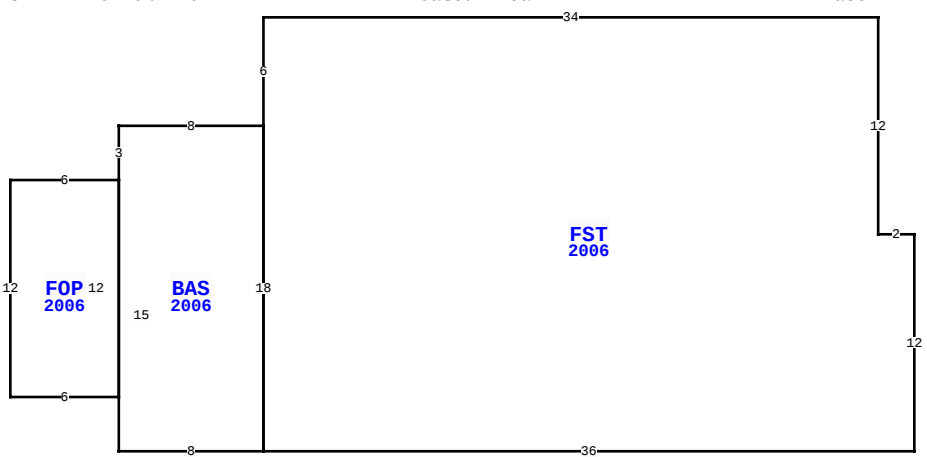


**AMELIA NATIONAL GOLF CLUB LLC/
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119**

26-2N-28-006A-00G1-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY										
Exterior Wall		17	CB STUCCO 100							3803	04	586	74.7600		133.82	78,419	2006		0	20	19.00	61.00	VALUATION BY					RECONCILE					
Roof Structure		04	WOOD TRUSS 100							1 RSTRM BLDG 0% - 0														Heated Area: 144					HX Base Yr				
Roof Cover		01	COMP SHNGL 100																					BUILDING MARKET VALUE					1,063,080				
Interior Wall		03	MINIMUM 100																					TOTAL MARKET OB/XF VALUE					0				
Interior Floor		03	CONC FINSH 90																					TOTAL LAND VALUE - MARKET					586,920				
Interior Floor		11	CLAY TILE 10																					TOTAL MARKET VALUE					1,650,000				
Ceiling		02	F.NOT SUS 100																					SOH/AGL Deduction					0				
Air Condition		01	NONE 100																					ASSESSED VALUE					1,650,000				
Heating Type		01	NONE 100																					TOTAL EXEMPTION VALUE					0				
Fixtures			5 100																					BASE TAXABLE VALUE					1,650,000				
Frame		03	MASONRY 100																					TOTAL JUST VALUE					1,650,000				
Story Height			12 100																					NCON VALUE					0				
RMS			2 100							INCOME VALUE																							
Stories		1.	1. 100							PREVIOUS YEAR MKT VALUE					1,500,000																		
Units			0 100																														
Occupancy		00	NONE 100																														
Quality		03	Quality Level 03																														
DOR CODE		3800	GOLF COURSES																														
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	144	100	2006	144	11,755																												
FOP	72	30	2006	22	1,796																												
FST	840	50	2006	420	34,284																												
TOTALS		1,056			586	47,836																											
EXTRA FEATURES										95211 AMELIA NATIONAL PKWY, FERNANDINA BEACH																							
L N	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	2503	GOLF CRS 3	0	0	0	18.00	UT	28,000.00	28,000.00	20	2006	2006	3	20	100,800																		
2	0812	CONCRETE C	0	0	0	3,260.00	SF	4.00	4.00	20	2007	2007	3	20	2,608																		
3	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00	20	2007	2007	3	20	1,518																		
4	1129	STONE 8"	0	0	191	0	382.00	SF	15.75	20	2007	2007	3	20	1,203																		
5	0812	CONCRETE C	0	0	0	240,893.00	SF	4.00	4.00	20	2007	2007	3	66	635,958																		
6	0416	DUNEWALKS	0	0	218	10	2,180.00	SF	30.00	20	2007	2007	3	20	13,080																		
7	0416	DUNEWALKS	0	0	525	12	6,300.00	SF	30.00	20	2007	2007	3	20	37,800																		
8	0416	DUNEWALKS	0	0	357	10	3,570.00	SF	30.00	20	2007	2007	3	20	21,420																		
9	0416	DUNEWALKS	0	0	159	10	1,590.00	SF	30.00	20	2007	2007	3	20	9,540																		
10	0416	DUNEWALKS	0	0	80	10	800.00	SF	30.00	20	2007	2007	3	20	4,800																		
LAND DESCRIPTION										TOTAL OB/XF 828,727																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	003800	C	GOLF CRS		0	0003	PUD	0.00	0.00	174.77	AC	1.00	1.00	1.00	2,500.00	2,500.00	436,920																
2	003800	C	GOLF CRS		0	0003	PUD	0.00	0.00	3.00	AC	1.00	1.00	1.00	50,000.00	50,000.00	150,000																
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 177.77		Total Land Value: 586,920		Market: 0		Agricultural: 0		Common: 586,920		PRINTED 07/09/2026 BY SYS																	

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[illegible]

TRACTS G-1 THRU G-5 & F-2
AMELIA NATIONAL #1 PB 7/48 &
PT LOT 470 IN OR 2792/110

AMELIA NATIONAL GOLF CLUB LLC/
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119

2026

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	10	WD SHINGLE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		11 100			
Frame	02	WOOD FRAME 100			
Story Height		10 100			
RMS		4 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	3800	GOLF COURSES			
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	1,200	100	2015	1,200	111,431
CAN	1,200	30	2016	360	33,429
TOTALS	2,400			1,560	144,860

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0303	04	1,560	125.1862	141.77	221,161	2015	2015	0	0	30	4.50	65.50
3 CLUB HOUSE		0% - 0		Heated Area: 1200				HX Base Yr				
CAN 2016 BAS 2015												

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BLD DATE	07/29/2019	KK	LGL DATE	
XF DATE	07/29/2019	KK	LAND DATE	05/08/2025

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 177.77	Total Land Value: 586,920	Market: 0	Agricultural: 0	Common: 586,920	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 6															
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
																																		VALUATION BY											
																																		RECONCILE											
																																		Tax Group: 4											
																																		Tax Dist:											
																																		BUILDING MARKET VALUE											
																																		TOTAL MARKET OB/XF VALUE											
																																		TOTAL LAND VALUE - MARKET											
																																		TOTAL MARKET VALUE											
																																		SOH/AGL Deduction											
																																		ASSESSED VALUE											
																																		TOTAL EXEMPTION VALUE											
																																		BASE TAXABLE VALUE											
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																																		PREVIOUS YEAR MKT VALUE											