LOT 459
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

DUMONT ELLIS M & HELEN R
75 WEISS ROAD
UPPER SADDLE RIVER, NJ 07458

2026

27-2N-28-006C-0459-0000

BUILDING CHARACTERISTICS

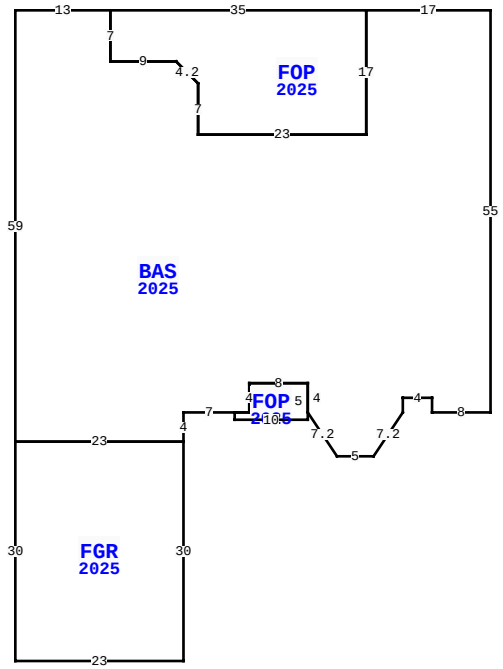
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	3,202	100	2025	3,202	884,910
FGR	690	55	2025	380	105,017
FOP	42	30	2025	13	3,593
FOP	480	30	2025	144	39,796
TOTALS	4,414			3,739	1,033,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,739	166.5684	276.50	1,033,834	2024	2024	0	0	0	0.05	99.95

1 SFR CUST 0% - 2025 Heated Area: 3202 HX Base Yr



95316 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	1,033,317
TOTAL MARKET OB/XF VALUE	113,544
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,346,861
SOH/AGL Deduction	108,406
ASSESSED VALUE	1,238,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,238,455
TOTAL JUST VALUE	1,346,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,125,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009264	TO BUILD AND INST	35,826	08/18/2025
SP240008926	POOL	204,000	07/31/2024
CO240006217	PRIVATE PROVIDER	591,479	05/23/2024
B230011843	H3230/ G682	951,479	09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1373	5/30/2024	SW	Q	I	02	1,173,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DUMONT ELLIS M & HE						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

EXTRA FEATURES

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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
3	0912	SCRN RM G	0	0	65	33	2,145.00	SF	21.00	21.00	100	2025	2024		97	43,694	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2025	2024	05	100	60,000	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,0] W17 S17 W23 N7 U3L3 W9 N7 W13 S59
E23 N4 E7 E2 N4 E8 S4 D6R4 E5 U6R4 N2 E4 S2 E8 N55 $
FGR=[YR=2025;ORIG=-85,59] E23 S30 W23 N30 $
FOP=[YR=2025;ORIG=-72,0] E35 S17 W23 N7 U3L3 W9 N7 $
FOP=[YR=2025;ORIG=-53,51] E8 S5 W10 N1 E2 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 113,544

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/20/2026 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS