LOT 463
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

KUNTZ FAMILY TRUST/KUNTZ MATTHEW R CO-TRUSTEE
95348 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0463-0000

BUILDING CHARACTERISTICS

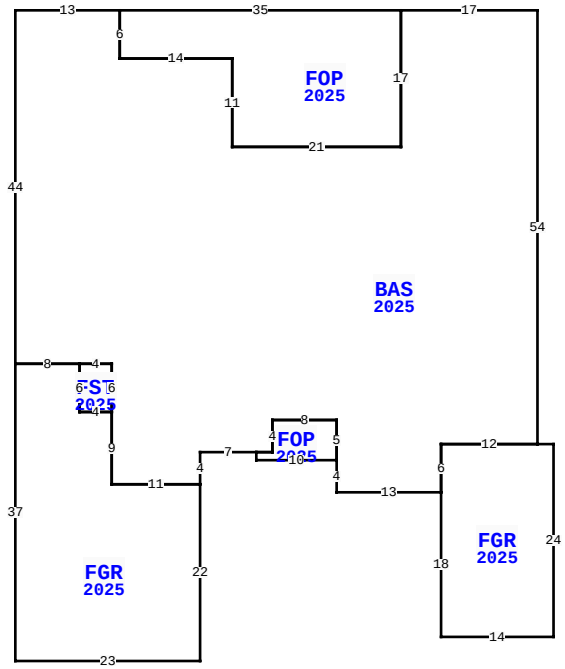
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	3,067	100	2025	3,067	900,502
FGR	336	55	2025	185	54,318
FGR	662	55	2025	364	106,874
FOP	42	30	2025	13	3,817
FOP	441	30	2025	132	38,757
FST	24	55	2025	13	3,817
TOTALS	4,572			3,774	1,108,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,774	176.8716	293.61	1,108,084	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 3067 HX Base Yr 2025



95348 BENTGRASS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,108,084
TOTAL MARKET OB/XF VALUE		96,777
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,404,861
SOH/AGL Deduction		16,181
ASSESSED VALUE		1,388,680
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,337,269
TOTAL JUST VALUE		1,404,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,437,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003149	CO'D		11/20/2024
B240008591	1560 SF EENCL	19,000	07/23/2024
SP240008586		188,445	07/23/2024
B240003149	HTD 3074/ FGR 998	590,343	03/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/299	11/26/2024	SW	Q	I	02	1,602,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: KUNTZ FAMILY TRUST						
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=30,-10] E13 S6 E14 S11 E21 N17 E17 S54 W12 S6 W13 N4 N5 W8 S4 W2 W7 S4 W11 N9 N6 W4 W8 N44 $
FOP=[YR=2025;ORIG=43,-10] E35 S17 W21 N11 W14 N6 $
FGR=[YR=2025;ORIG=53,71] N22 W11 N9 W4 N6 W8 S37 E23 $
FST=[YR=2025;ORIG=38,34] E4 S6 W4 N6 $
FGR=[YR=2025;ORIG=97,44] W2 W12 S6 S18 E14 N24 $
FOP=[YR=2025;ORIG=60,46] E10 N5 W8 S4 W2 S1 $
.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
3	0912	SCRN RM G	0	100	65	24	1,560.00	SF	21.00	21.00	100	2025	2024		97	31,777	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2025	2024	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 96,777

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/10/2024 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS