LOT 466
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

BRAUN RICHARD EMERSON & KIMBERLY ANN
95380 BENTGRASS COURT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0466-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

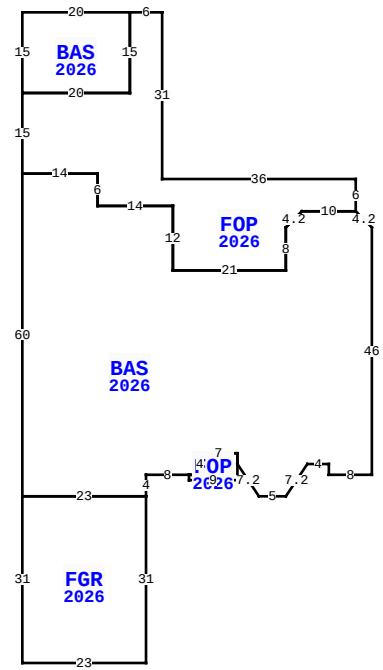
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	300	100	2026	300	79,785
BAS	3,141	100	2026	3,141	835,349
FGR	713	55	2026	392	104,252
FOP	37	30	2026	11	2,925
FOP	1,002	30	2026	301	80,051
TOTALS	5,193			4,145	1,102,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,145	160.2084	265.95	1,102,363	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3441 HX Base Yr 2026



95380 BENTGRASS CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,102,363
TOTAL MARKET OB/XF VALUE		88,436
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,390,799
SOH/AGL Deduction		0
ASSESSED VALUE		1,390,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,339,388
TOTAL JUST VALUE		1,390,799
NCON VALUE		1,130,799
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002844	PRIVATE PROVIDER	647,385	03/19/2025
240012771	SCREEN ENCLOSURE	9,840	11/13/2024
SP240009941	POOL	126,798	08/27/2024
B240005886	HTD 3415 / FGR 72	647,385	05/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/1360	3/27/2025	SW	Q	I	02	1,617,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BRAUN RICHARD EMERS						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

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	2026	2025		100	5,000	
2	0912	SCRN RM G	0	100	31	36	1,116.00	SF	21.00	21.00	100	2026	2025		100	23,436	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=5,0] E14 S6 E14 S12 E21 N8 U3R3 E10 D3R3 S46 W8 N2 W4 D6L4 W5 U6L4 N2 W7 S4 W2 W8 S4 W23 N60 $
FGR=[YR=2026;ORIG=5,60] E23 S31 W23 N31 $
FOP=[YR=2026;ORIG=36,57] N1 E2 N4 E7 S2 S3 W9 $
FOP=[YR=2026;ORIG=5,-15] S15 E14 S6 E14 S12 E21 N8 U3R3 E10 N6 W36 N31 W6 S15 W20 $
BAS=[YR=2026;ORIG=5,-30] E20 S15 W20 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 88,436

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 07/30/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS