LOT 467
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

ROHRIG TIMOTHY P & BETH E
95388 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0467-0000

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	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
Quality	02	Quality Level 02

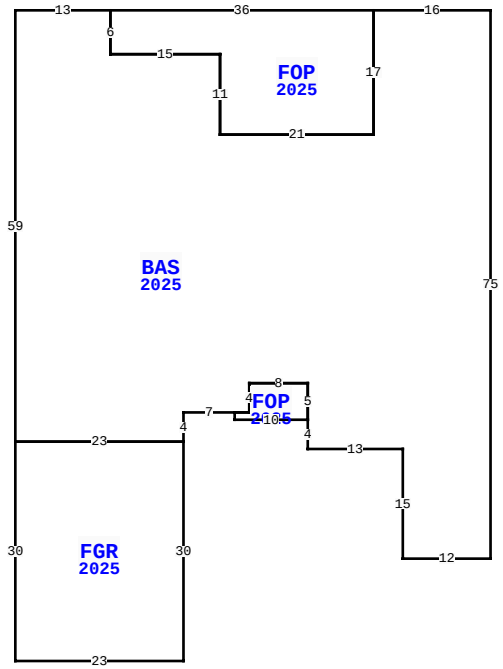
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,493	100	2025	3,493	928,963
FGR	690	55	2025	380	101,061
FOP	42	30	2025	13	3,457
FOP	447	30	2025	134	35,637
TOTALS	4,672			4,020	1,069,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,020	160.2084	265.95	1,069,119	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 3493 HX Base Yr 2025



95388 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		1,069,119
TOTAL MARKET OB/XF VALUE		65,000
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,334,119
SOH/AGL Deduction		216,305
ASSESSED VALUE		1,117,814
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,066,403
TOTAL JUST VALUE		1,334,119
NCON VALUE		60,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,030,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250007729	POOL RESI	121,850	07/14/2025
CO240013971	PRIVATE PROVIDER	635,840	12/18/2024
B240006285	H3473/ G682/ P520	635,840	05/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/574	12/27/2024	SW	Q	I	02	1,236,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: ROHRIG TIMOTHY P &						
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=-10,-10] W16 S17 W21 N11 W15 N6 W13 S59 E23 N4 E7 E2 N4 E8 S5 S4 E13 S15 E12 N75 $
FGR=[YR=2025;ORIG=-75,49] E23 S30 W23 N30 $
FOP=[YR=2025;ORIG=-62,-10] E36 S17 W21 N11 W15 N6 $
FOP=[YR=2025;ORIG=-45,45] E2 N4 E8 S5 W10 N1 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 65,000

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 01/21/2026 BY NWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS