LOT 468
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

PINGARO DONALD GERALD II
95396 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0468-0000

BUILDING CHARACTERISTICS

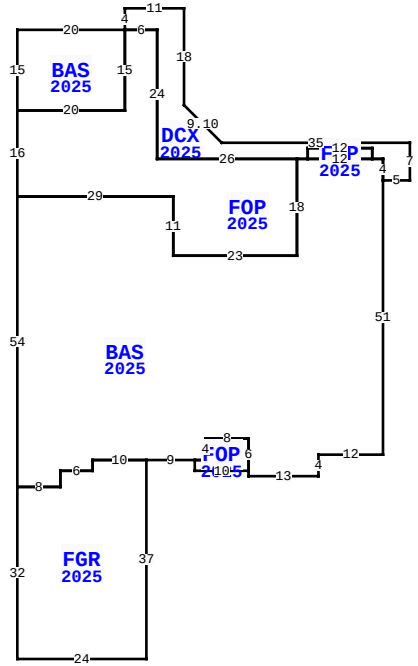
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2025	300	78,321
BAS	3,238	100	2025	3,238	845,345
DCX	311	15	2025	47	12,270
FGR	836	55	2025	460	120,092
FOP	24	30	2025	7	1,827
FOP	52	30	2025	16	4,177
FOP	941	30	2025	282	73,622
TOTALS	5,702			4,350	1,135,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,350	157.2701	261.07	1,135,654	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3538 HX Base Yr 2026



95396 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		1,135,654
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,337,654
SOH/AGL Deduction		500,000
ASSESSED VALUE		837,654
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		781,243
TOTAL JUST VALUE		1,337,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,081,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013768	NEW SFR PRIVATE P	668,013	12/12/2024
B240006609	H3506/ G845/ P102	668,013	06/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/794	12/27/2024	WD	Q	I	02	1,251,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: PINGARO DONALD GERA						
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=-8,-10] W2 W12 W2 S18 W23 N11 W29 S54 E8 N3 E6 N2 E10 E9 E2 N4 E8 S6 S1 E13 N4 E12 N51 N4 $
FOP=[YR=2025;ORIG=-76,-19] E20 N15 E6 S24 E26 S18 W23 N11 W29 N16 $
FGR=[YR=2025;ORIG=-76,51] E8 N3 E6 N2 E10 S37 W24 N32 $
BAS=[YR=2025;LABEL=guest cabana;ORIG=-56,-19] W20 N15 E20 S15 $
FOP=[YR=2025;ORIG=-43,46] E2 N4 E8 S6 W10 N2 $
FOP=[YR=2025;ORIG=-22,-10] E12 N2 W12 S2 $
DCX=[YR=2025;ORIG=-8,-6] E5 N7 W35 U7L7 N18 W11 S4 E6 S24 E26 E2 N2 E12 S2 E2 S4 $
.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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 02/07/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS