LOT 470 (EX PT IN OR 2792/110)
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

WESCH WILLIAM G & KAREN LIVING TRUST/WESCH WILLIAM
95412 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0470-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 100
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

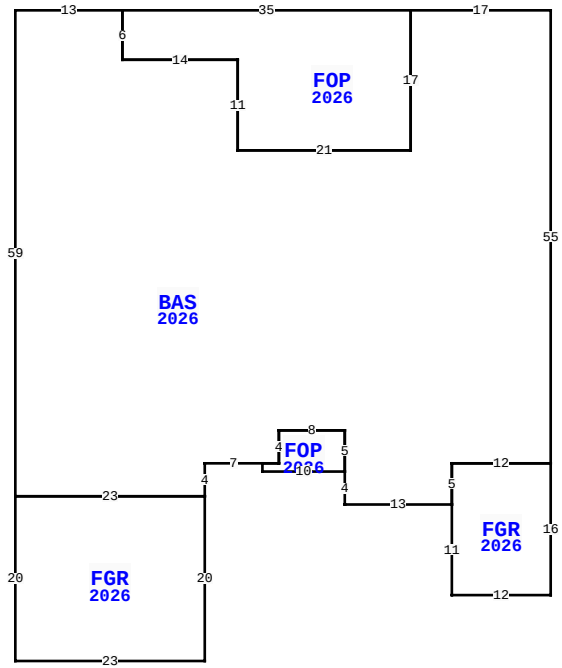
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,259	100	2026	3,259	882,537
FGR	192	55	2026	106	28,705
FGR	460	55	2026	253	68,512
FOP	42	30	2026	13	3,520
FOP	441	30	2026	132	35,746
TOTALS	4,394			3,763	1,019,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,763	163.1340	270.80	1,019,020	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 3259 HX Base Yr



95412 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	1,019,020
TOTAL MARKET OB/XF VALUE	70,000
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,289,020
SOH/AGL Deduction	0
ASSESSED VALUE	1,289,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,289,020
TOTAL JUST VALUE	1,289,020
NCON VALUE	1,089,020
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250002733	IN-GROUND SWIMMIN	198,416	03/17/2025
B240011343	H3254 G656 P470	602,404	10/07/2024
CO250007098			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/581	7/03/2025	SW	Q	I	01	1,681,700
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: WESCH WILLIAM G & K						
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=2026;ORIG=20,-10] E13 S6 E14 S11 E21 N17 E17 S55 W12 S5 W13 N4 N5 W8 S4 W2 W7 S4 W23 N59 $
FOP=[YR=2026;ORIG=33,-10] E35 S17 W21 N11 W14 N6 $
FGR=[YR=2026;ORIG=85,45] W12 S5 S11 E12 N16 $
FGR=[YR=2026;ORIG=20,49] E23 S20 W23 N20 $
FOP=[YR=2026;ORIG=60,46] N5 W8 S4 W2 S1 E10 $
.

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	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2026	2025		100	10,000	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 70,000

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	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 05/08/2025 BY MLU Total Acres: 0.62 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS