

LOT 471
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

CUMBO JACQUELINE ELOISE/JONES BRENDA C
95409 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0471-0000



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	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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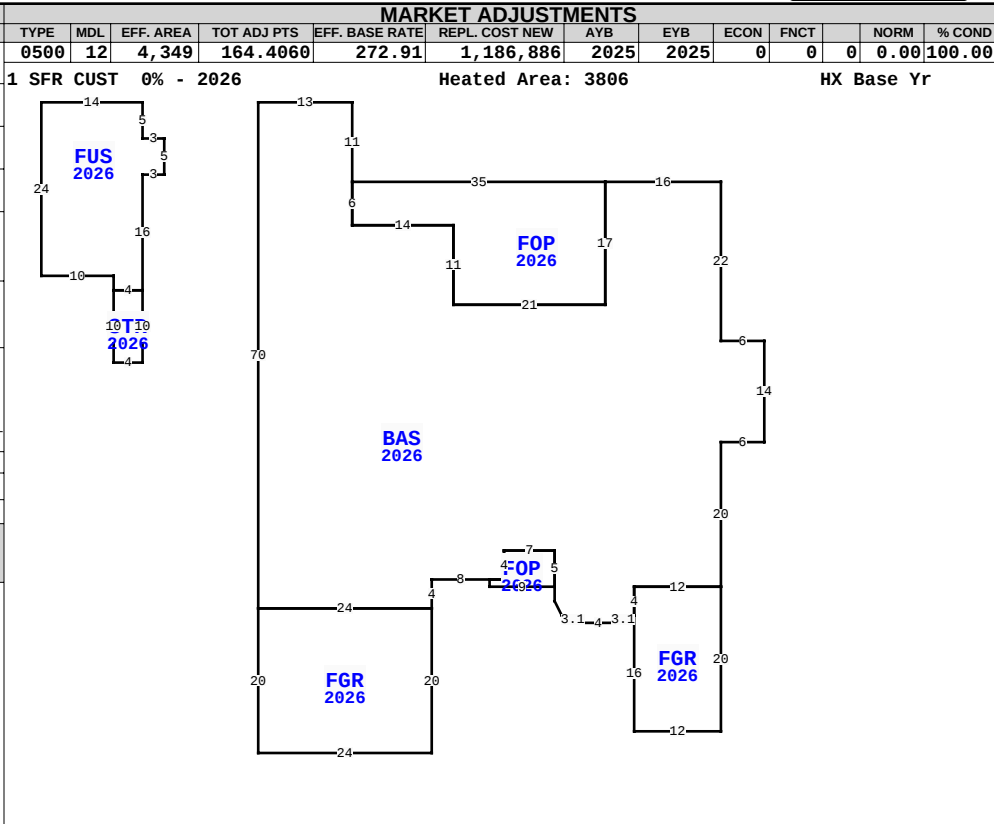
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,447	100	2026	3,447	940,721
FGR	240	55	2026	132	36,024
FGR	480	55	2026	264	72,048
FOP	37	30	2026	11	3,002
FOP	441	30	2026	132	36,024
FUS	359	100	2026	359	97,975
STR	40	10	2026	4	1,092

TOTALS	5,044			4,349	1,186,886
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0912	SCRN RM G	0	0	36	16	576.00	SF	21.00
2	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE	01/20/2026	BY	NWA
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95409 BENTGRASS CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0912	SCRN RM G	0	0	36	16	576.00	SF	21.00	21.00	100	2026	2025	05	100	12,096	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

TOTAL OB/XF										72,096							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,186,886	
TOTAL MARKET OB/XF VALUE		72,096	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		1,458,982	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,458,982	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,458,982	
TOTAL JUST VALUE		1,458,982	
NCON VALUE		1,258,982	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011876	NW RES SCN	13,860	10/24/2025
SP250007215	POOL RESI	82,127	07/01/2025
B240013317	BAS 3463 + FUS 35	702,908	12/02/2024
C0250005796			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2792/1864	6/05/2025	SW	U	I	37	1,242,800	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: CUMBO JACQUELINE EL							
2638/584	5/10/2023	SW	U	V	30	7,893,600	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: FF FLORIDA RESIDENT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS=[YR=2026;ORIG=10,10] E14 S5 E3 S5 W3 S16 W4 N2 W10 N24 \$									
STR=[YR=2026;ORIG=20,36] E4 S10 W4 N10 \$									
BAS=[YR=2026;ORIG=40,10] E13 S11 S6 E14 S11 E21 N17 E16 S22									
E6 S14 W6 S20 W12 S4 D1L3 W4 U1L3 U2L1 N2 N5 W7 S4 W2 W8 S4									
W24 N70 \$									
FGR=[YR=2026;ORIG=92,77] E12 S20 W12 N16 N4 \$									
FOP=[YR=2026;ORIG=53,21] E35 S17 W21 N11 W14 N6 \$									
FOP=[YR=2026;ORIG=74,72] E7 S5 W9 N1 E2 N4 \$									
FGR=[YR=2026;ORIG=40,80] E24 S20 W24 N20 \$									