LOT 473
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

BOHNE BRIAN CHRISTIAN REVOCABLE TRUST/BOHNE BRIAN
95393 BENTGRASS CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0473-0000

BUILDING CHARACTERISTICS

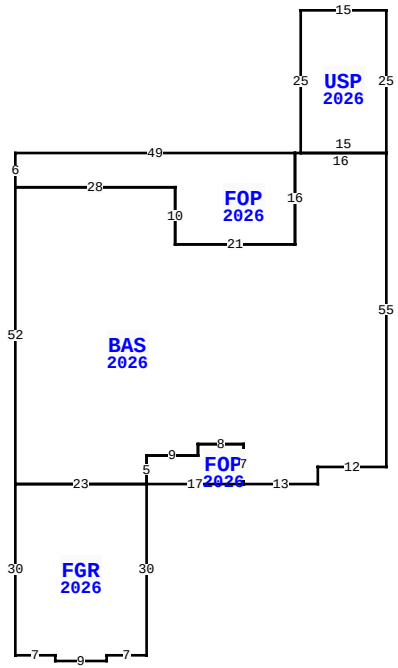
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	3,129	100	2026	3,129	906,815
FGR	699	55	2026	384	111,287
FOP	101	30	2026	30	8,694
FOP	504	30	2026	151	43,761
USP	375	30	2026	112	32,459
TOTALS	4,808			3,806	1,103,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,806	174.5820	289.81	1,103,017	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3129 HX Base Yr 2026



95393 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		1,103,017
TOTAL MARKET OB/XF VALUE		65,000
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,368,017
SOH/AGL Deduction		67,534
ASSESSED VALUE		1,300,483
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,249,072
TOTAL JUST VALUE		1,368,017
NCON VALUE		1,168,017
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010315	CO	589,859	09/12/2025
B250007832	NW RES SCN	12,412	07/16/2025
SP250002784	NEW RES IN GROUND	280,320	03/18/2025
B250002024	H 3137 G679 P641	589,859	02/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2817/517	9/18/2025	SW	Q	I	02	1,642,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BOHNE BRIAN CHRISTI						
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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
2	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=10,10] E28 S10 E21 N16 E16 S55 W12 S3 W13 N7 W8 S2 W9 S5 W23 N52 $
FGR=[YR=2026;ORIG=10,62] E23 S30 W7 S1 W9 N1 W7 N30 $
FOP=[YR=2026;ORIG=10,10] E28 S10 E21 N16 W49 S6 $
USP=[YR=2026;ORIG=60,-21] E15 S25 W15 N25 $
FOP=[YR=2026;ORIG=33,57] E9 N2 E8 S7 W17 N5 $
PTR=[LABEL=GRILL AREA;ORIG=64.3,-25.8] E8.4 S3.1 W8.4 N3.1 $
.

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 01/20/2026 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS