LOT 60
IN OR 1730/1417
AMELIA CONCOURSE SUB #1

WILDER DONALD E JR & SHERRY L
85078 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0060-0000

BUILDING CHARACTERISTICS

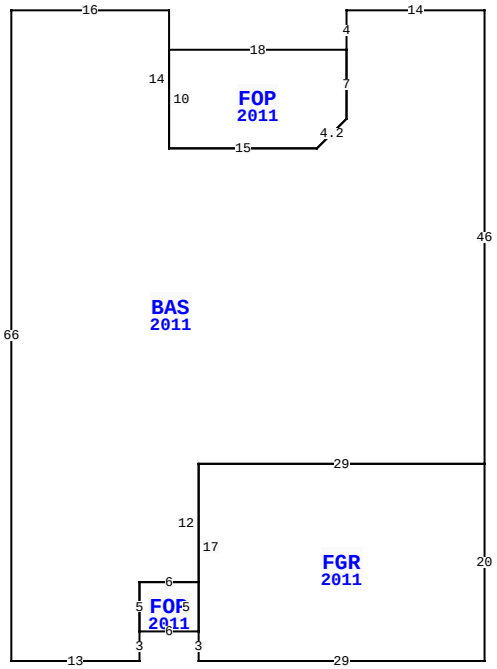
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100	2,293	225,483
FGR	580	55	319	31,369
FOP	30	30	9	885
FOP	176	30	53	5,212
TOTALS	3,079		2,674	262,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	114.8112	103.62	277,080	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2012 Heated Area: 2293 HX Base Yr 2012



85078 AMARYLLIS CT, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,949
TOTAL MARKET OB/XF VALUE		4,386
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		342,335
SOH/AGL Deduction		164,627
ASSESSED VALUE		177,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,708
TOTAL JUST VALUE		342,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24052	CO ISSUED	0	01/18/2011
M15767	H/AC	0	11/01/2010
P14512	NEW CONSTR	0	11/01/2010
B24052	NEW CONSTR	259,060	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1943/0262	9/30/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: WILDER DONALD EARL						
1730/1417	3/15/2011	WD	Q	I	01	176,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WILDER DONALD E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 S4 FOP=[YR=2011] W18 S10 E15 U3 R3 N7 $ S7 D3 L3 W15 N14 W16 S66 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S3 E29 N20 W29 S17$ N5 W6 S5 $ N5 E6 N12 E29 N46 $.

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	0811	CONCRETE B	0	100	0	0	907.00	SF	5.20	5.20	100	2011	2011	3	93	4,386	

LAND DESCRIPTION

TOTAL OB/XF 4,386

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	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS