LOT 62
IN OR 2202/1444
AMELIA CONCOURSE SUB #1

LAFRAMBOISE STEVEN G & CATHERINE M
85104 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0062-0000

BUILDING CHARACTERISTICS

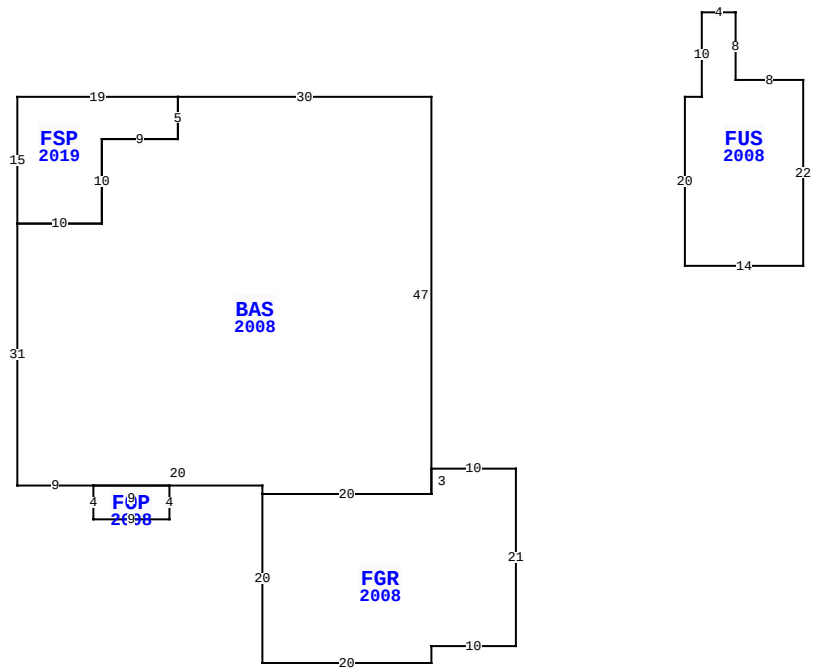
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,079	100	2,079	191,723
FGR	610	55	336	30,986
FOP	36	30	11	1,015
FSP	195	40	78	7,193
FUS	336	100	336	30,986
TOTALS	3,256		2,840	261,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	109.8720	99.16	281,614	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2415 HX Base Yr 2019



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

85104 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,901
TOTAL MARKET OB/XF VALUE		3,611
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		340,512
SOH/AGL Deduction		97,962
ASSESSED VALUE		242,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,550
TOTAL JUST VALUE		340,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20891	CO ISSUED	0	12/21/2009
M13663	MECH OTHER	0	03/01/2008
P13043	OTHER	0	02/01/2008
R10939	REPAIR/RRF	3,600	12/01/2007
B20891	NEW CONSTR	212,850	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1444	6/05/2018	WD	Q	I	01	269,500
GRANTOR: DEBERRY BRANDY N & CH						
GRANTEE: LAFRAMBOISE STEVEN						
1656/0697	12/22/2009	WD	Q	I	01	199,900
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: DEBERRY BRANDY N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W30 FSP=[YR=2019] W19 S15 E10 N10 E9 N5 $ S5 W9 S10 W10 S31 E9 FOP=[YR=2008] S4 E9 N4 W9 $ E20 S1 FGR=[YR=2008] S20 E20 N2 E10 N21 W10 S3 W20 $ E20 N47 $ PTR= E30 FUS=[YR=2008] E2 N10 E4 S8 E8 S22 W14 N20 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	1,003.00	SF	4.00	4.00	100	2008	2008	3	90	3,611	

LAND DESCRIPTION

TOTAL OB/XF 3,611

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 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS