

LOT 68
IN OR 1940/665
AMELIA CONCOURSE SUB #1

WATERS ANTHONY J & NICHOLE D
85292 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4067.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	123,122
FGR	688	55	378	35,911
FOP	80	30	24	2,280
FOP	220	30	66	6,270
FUS	1,692	100	1,692	160,742

TOTALS	3,976		3,456	328,324
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	972.00	SF	5.20	5.20	100	2014	2014	3	95	4,802	
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2018	2018	3	95	6,384	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
4	0462	ST/AL FNC	0	100	30	0	150.00	SF	10.00	10.00	100	2020	2020	3	95	1,425	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
6	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2020	2020	3	95	31,493	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
8	0855	CONC PAVER	0	100	0	0	1,014.00	SF	10.00	10.00	100	2020	2020	3	99	10,039	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,456	109.2546	98.60	340,762	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM - 100% - 2019

Heated Area: 2988

HX Base Yr 2019

Diagram of a property lot showing dimensions and area calculations. The lot is irregular with several internal divisions. Dimensions are labeled in feet: 22, 10, 10, 18, 22, 32, 25, 5.7, 5.7, 7, 8, 11, 16, 29, 24, 48, 12, 12, 16, 33, 40. Areas are labeled: FOP 2014, BAS 2014, FGR 2014, FUS 2014.

Diagram of a property lot showing dimensions and area calculations. The lot is irregular with several internal divisions. Dimensions are labeled in feet: 22, 10, 10, 18, 22, 32, 25, 5.7, 5.7, 7, 8, 11, 16, 29, 24, 48, 12, 12, 16, 33, 40. Areas are labeled: FOP 2014, BAS 2014, FGR 2014, FUS 2014.

85292 AMARYLLIS CT, FERNANDINA BEACH	BLD DATE	03/29/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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TOTAL OB/XF

56,867																									
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 1	4
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		328,324			
TOTAL MARKET OB/XF VALUE		56,867			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		460,191			
SOH/AGL Deduction		129,349			
ASSESSED VALUE		330,842			
TOTAL EXEMPTION VALUE		HX HB XM			50,000
BASE TAXABLE VALUE		280,842			
TOTAL JUST VALUE		460,191			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		404,117			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005428	SWIM POOL	30,000	08/01/2020
B1429012	CO ISSUED	0	09/23/2014
B1429012	NEW CONSTR	357,778	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/0665	9/30/2014	SW	Q	I	01	255,000

GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WATERS ANTHONY JAME						
1888/1587	11/07/2013	SW	U	V	30	264,500
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2014] W22 S10 BAS=[YR=2014] W18 S32 FGR=[YR=2014] S24 E29 N16 FOP=[YR=2014] E11 N8 W7 D4 L4 S4 \$ N4 U4 L4 W25 \$ E25 D4 R4 U4 R4 E7 N32 W22 \$ E22 N10 \$ PTR= E30 FUS=[YR=2014] E40 S33 W16 S16 W12 N1 W12 N48 \$W30\$.