LOT 96
AMELIA CONCOURSE SUB #1
PB 7/183

HRABAN JEREMY GLEN & EVONNE L/HRAVAN EVONNE LENOIR
85366 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

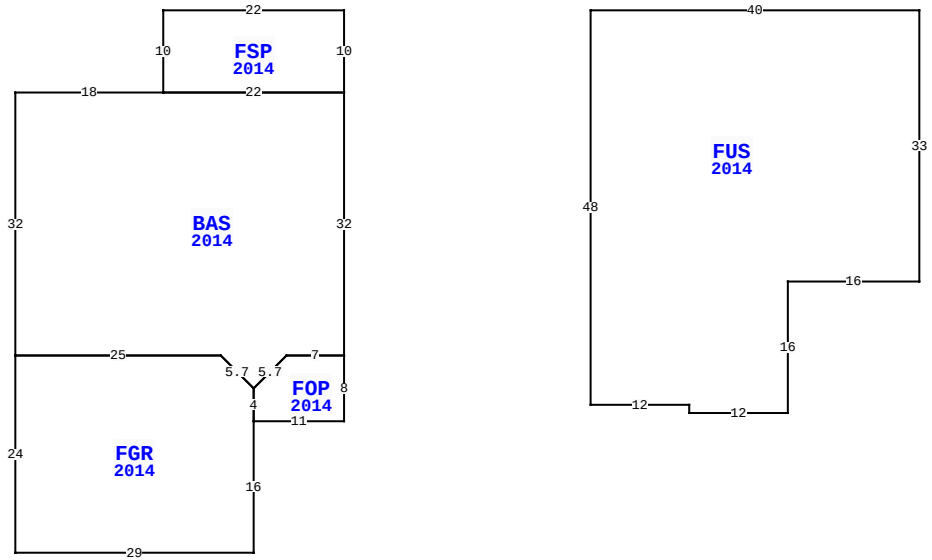
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
NEIGHBORHOOD/LOC	4067.00	

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
FSP	220	40	88	8,360
FUS	1,692	100	1,692	160,742
TOTALS	3,976		3,478	330,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,478	109.2546	98.60	342,931	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 2023 Heated Area: 2988 HX Base Yr



85366 AMARYLLIS CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	330,414
TOTAL MARKET OB/XF VALUE	64,181
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	469,595
SOH/AGL Deduction	0
ASSESSED VALUE	469,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	469,595
TOTAL JUST VALUE	469,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006763	POOL ENCL	10,000	06/25/2019
19005868	SWIM POOL	30,000	06/05/2019
C1328041	CO ISSUED	0	03/01/2014
B1328041	NEW CONSTR	357,444	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1507	12/12/2022	WD	Q	I	01	660,000
GRANTOR: AUGUSTINE STAURT T &						
GRANTEE: HRABAN JEREMY GLEN						
2222/1500	5/04/2018	WD	Q	I	01	315,000
GRANTOR: KENNEDY MICHAEL & SAR						
GRANTEE: AUGUSTINE STAURT T						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[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 $.

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	0	0	0	883.00	SF	5.20	5.20	100	2014	2014	3	95	4,362	
2	0476	VF 6 SBPL	0	0	0	0	168.00	LF	32.00	32.00	100	2014	2014	3	89	4,785	
3	0479	VF PICKET	0	0	0	0	96.00	LF	10.00	10.00	100	2014	2014	3	89	854	
4	0911	SCRN RM A	0	0	0	0	980.00	SF	17.50	17.50	100	2019	2019	3	90	15,435	
5	0861	POOL GUNIT	0	0	28	15	420.00	SF	85.00	85.00	100	2019	2019	3	93	33,201	
6	0855	CONC PAVER	0	0	0	0	560.00	SF	10.00	10.00	100	2019	2019	3	99	5,544	

LAND DESCRIPTION

TOTAL OB/XF 64,181

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	0		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 10/30/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS