

LOT 98
IN OR 2007/458
AMELIA CONCOURSE SUB #1

DEFABIO ANTHONY J & SUZANNE L REV LIVING TRST/DEFA
85421 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0098-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

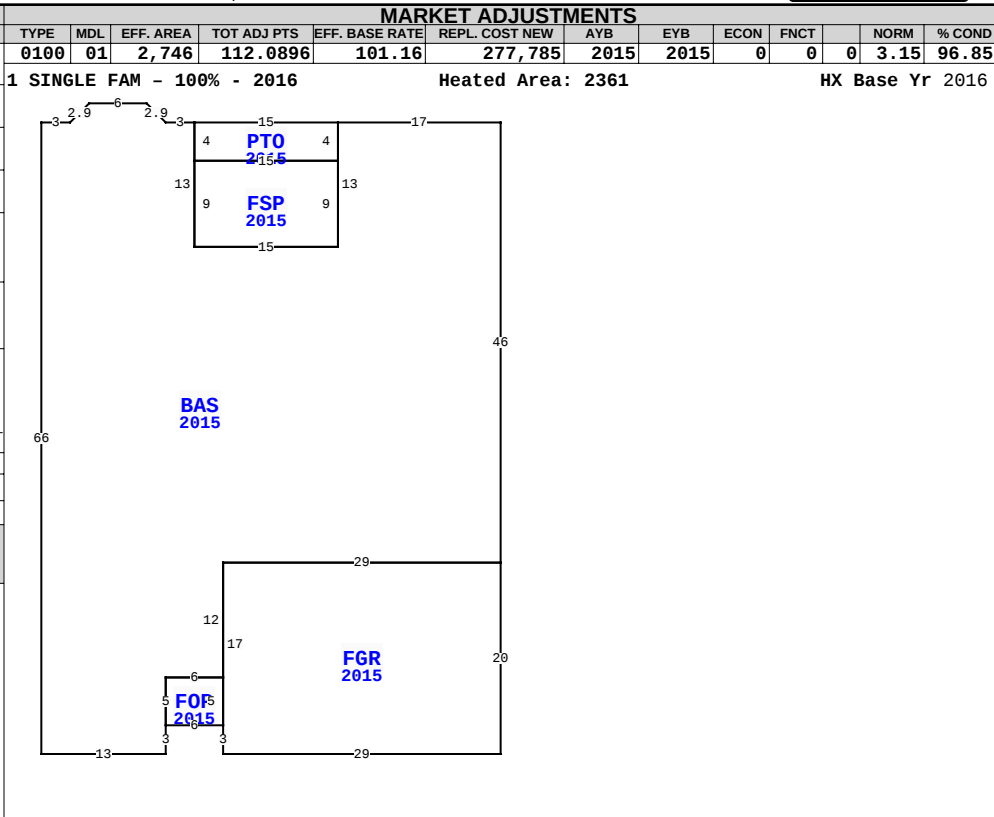
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2,361	231,316
FGR	580	55	319	31,253
FOP	30	30	9	881
FSP	135	40	54	5,291
PTO	60	5	3	293
TOTALS	3,166		2,746	269,035

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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2015	2015	3	96	187	
2	0811	CONCRETE B	0	100	0	0	835.00	SF	5.20	5.20	100	2015	2015	3	96	4,168	
3	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2015	2015	3	90	6,221	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

LAND DESCRIPTION			TOTAL OB/XF 10,846														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000136	C	SFR INT	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 02/20/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85421 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		269,035	
TOTAL MARKET OB/XF VALUE		10,846	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		354,881	
SOH/AGL Deduction		115,364	
ASSESSED VALUE		239,517	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		189,517	
TOTAL JUST VALUE		354,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005188	BEDRM 360 SF	60,253	04/21/2023
B1530297	CO ISSUED	0	08/21/2015
B1530297	NEW CONSTR	293,642	04/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2007/0458	9/25/2015	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: DEFABIO ANTHONY JR					
1956/1691	1/06/2015	SW	U	V	30
GRANTOR: JS AMELIA CONCOURSE P					250,000
GRANTEE: D R HORTON INC-JACK					667,400

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W17 PTO=[YR=2015] W15 S4 FSP=[YR=2015] S9 E15 N9 W15\$ E15 N4 \$ S13 W15 N13 W3 L2 U2 W6 L2 D2 W3 S66 E13 N3 FOP=[YR=2015] E6 FGR=[YR=2015] S3 E29 N20 W29 S17 \$ N5 W6 S5\$ N5 E6 N12 E29 N46\$.	