LOT 114
IN OR 2144/1936
AMELIA CONCOURSE SUB #1

AUERBACH JAMES ALLEN
85371 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0114-0000

BUILDING CHARACTERISTICS

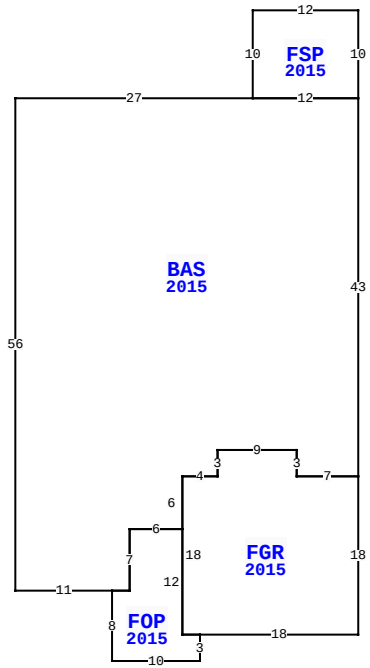
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,855	100	1,855	192,700
FGR	387	55	213	22,126
FOP	112	30	34	3,532
FSP	120	40	48	4,986
TOTALS	2,474		2,150	223,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,150	118.8495	107.26	230,609	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1855 HX Base Yr 2018



85371 AMARYLLIS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,345
TOTAL MARKET OB/XF VALUE		7,420
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		305,765
SOH/AGL Deduction		92,360
ASSESSED VALUE		213,405
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		158,405
TOTAL JUST VALUE		305,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530320	CO ISSUED	0	07/30/2015
B1530320	NEW CONSTR	224,688	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1936	9/05/2017	WD	Q	I	02	245,000
GRANTOR: LONG EDWARD W & FAYE						
GRANTEE: AUERBACH JUDY & JAM						
1999/1244	8/25/2015	SW	Q	I	01	206,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LONG EDWARD W & FAY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W12 S10 BAS=[YR=2015] W27 S56 E11 FOP=[YR=2015] S8 E10 N3 FGR=[YR=2015] E18 N18 W7 N3 W9 S3 W4 S18 E2$ W2 N12 W6 S7 W2$ E2 N7 E6 N6 E4 N3 E9 S3 E7 N43 W12$ E12 N10$.

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	764.00	SF	5.20	5.20	100	2015	2015	3	96	3,814	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2015	2015	3	96	150	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2015	2015	3	90	3,456	

LAND DESCRIPTION

TOTAL OB/XF 7,420

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