

LOT 115
AMELIA CONCOURSE SUB #1
PB 7/183

GRUBER ROBERT M & KIMBERLY KOVACIK
85355 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0115-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	2.5	100
Frame	02	WOOD FRAME 100
Stories	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	1,329	100	1,329	123,693
FGR	663	55	365	33,972
FOP	84	30	25	2,327
FOP	200	30	60	5,584
FUS	1,692	100	1,692	157,477
TOTALS	3,968		3,471	323,052

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	996.00	SF	5.20	
2	0476	VF 6 SBPL	0	0	0	216.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	0		RS-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,471	107.4192	96.95	336,513	2014	2014	0	0	4.00	96.00	
1 SINGLE FAM - 0% - 2023												
Heated Area: 3021												
HX Base Yr												

85355 AMARYLLIS CT, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		323,052	
TOTAL MARKET OB/XF VALUE		11,072	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		409,124	
SOH/AGL Deduction		0	
ASSESSED VALUE		409,124	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		409,124	
TOTAL JUST VALUE		409,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,481	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327715	CO ISSUED	0	01/30/2014
B1327715	NEW CONSTR	357,444	09/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1849	6/23/2022	WD	Q	I	01	499,000
GRANTOR: MONDARES TINA						
GRANTEE: GRUBER ROBERT MICHA						
1900/1781	1/31/2014	SW	Q	I	01	289,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MONDARES TINA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W20 FOP=[YR=2014] N10W20 S10 E20 \$ W20 S33 FOP=[YR=2014] S8 E11 FGR=[YR=2014] S15 E29 N23 W26 D3 L3 S5 \$ N5 U3 L3 W8 \$ E8 D3 R3 U3 R3 E26 N33 \$ PTR= E30 FUS=[YR=2014] E40 S48 W12 S1 W12 N16 W16 N33 \$ W30 \$.									