

LOT 128
IN OR 1868/1992
AMELIA CONCOURSE SUB #1

BROCKETT DANNY JOE & ROBIN L
85305 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0128-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,038	100	2,038	196,345
FGR	461	55	254	24,471
FOP	54	30	16	1,542
FOP	180	30	54	5,202
TOTALS	2,733		2,362	227,558

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	658.00	SF	5.20	5.20	100	2012
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012
3	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2012

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000136	C	SFR INT	0		RS-2	0.00	0.00	1.00	LT		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	2,362	111.9552	101.04	238,656	2012	2012	0	0	0	4.65	95.35
1 SINGLE FAM - 0% - 0 Heated Area: 2038 HX Base Yr												
85305 AMARYLLIS CT, FERNANDINA BEACH												
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

TOTAL OB/XF												
6,409												

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 4												Tax Dist:
BUILDING MARKET VALUE												227,558
TOTAL MARKET OB/XF VALUE												6,409
TOTAL LAND VALUE - MARKET												75,000
TOTAL MARKET VALUE												308,967
SOH/AGL Deduction												47,294
ASSESSED VALUE												261,673
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												261,673
TOTAL JUST VALUE												308,967
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												274,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26006	CO ISSUED	0	09/17/2012
E25206	ELEC OTHER	0	07/01/2012
E25139	TEMP POLE	0	06/01/2012
M17302	H/AC	0	06/01/2012
B26006	NEW CONSTR	233,329	05/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1868/1992	7/19/2013	SW	Q	I	01	190,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BROCKETT DANNY JOE						
1732/0116	4/01/2011	WD	U	V	30	163,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2012] W13 FOP=[YR=2012] N6 W16 S6 E1 S6 E14 N6 E1 \$ W1 S6 W14 N6 W12 S64 E12 FOP=[YR=2012] S2 E7 FGR=[YR=2012] S1 E21 N21 W11 N2 W10 S22\$ N10 W5 S8 W2 \$ E2 N8 E5 N12 E10 S2 E11 N46 \$.												