

LOT 130
IN OR 1799/655
AMELIA CONCOURSE SUB #1

BARCUS CLARENCE A & CRYSTAL A
85257 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0130-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	05	AVERAGE 80	0100	01	2,493	112.6944	101.71	253,563	2012	2012	0	0	4.60	95.40	VALUATION BY STANDARD																							
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2015												Heated Area: 2158												HX Base Yr 2015											
Roof Structur	03	GABLE/HIP 100													VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												241,899											
Interior Floo	14	CARPET 60													TOTAL MARKET OB/XF VALUE												10,958											
Interior Floo	11	CLAY TILE 40													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												327,857											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												107,663											
Bedrooms	04	4 100													ASSESSED VALUE												220,194											
Bathrooms	04	2.5 100													TOTAL EXEMPTION VALUE												HX HB VX 55,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												165,194											
Stories	1.	1. 100	TOTAL JUST VALUE												327,857																							
Units	0	0 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 289,912																							
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	2,158	100	2,158	209,393																																		
FGR	512	55	282	27,363																																		
FOP	57	30	17	1,649																																		
FOP	120	30	36	3,494																																		
TOTALS															2,847	2,493	241,899																					
EXTRA FEATURES															85257 AMARYLLIS CT, FERNANDINA BEACH												BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											
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	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	100	2012	2012	3	94	3,451																						
2	0476	VF 6 SBPL	0	100	0	0	276.00	LF	32.00	32.00	100	2012	2012	3	85	7,507																						
LAND DESCRIPTION															TOTAL OB/XF 10,958																							
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	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 06/27/2017 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																						