LOT 133
AMELIA CONCOURSE SUB #1
PB 7/183

LAWRENCE ANDREW JAMES & JANICE MARIE
8707 PAPPAS WAY
ANNANDALE, VA 22003

2023

30-2N-28-0150-0133-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

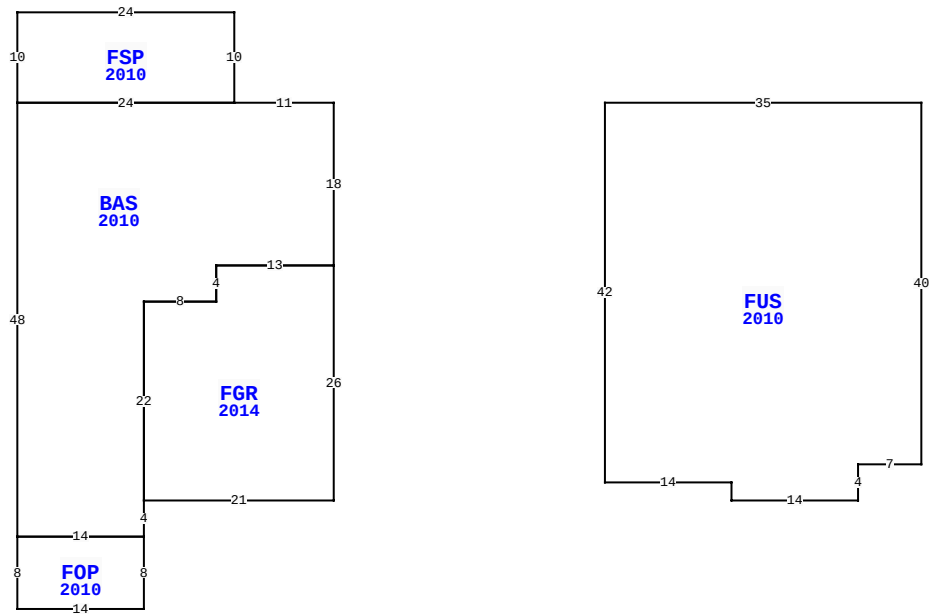
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100	1,082	106,458
FGR	514	55	283	27,845
FOP	112	30	34	3,345
FSP	240	40	96	9,445
FUS	1,484	100	1,484	146,010
TOTALS	3,432		2,979	293,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,979	115.9725	104.67	311,812	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 0 Heated Area: 2566 HX Base Yr



85225 AMARYLLIS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	293,103
TOTAL MARKET OB/XF VALUE	9,594
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	377,697
SOH/AGL Deduction	53,655
ASSESSED VALUE	324,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,042
TOTAL JUST VALUE	377,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1024056	CO ISSUED	0	10/27/2014
B1429449	AOF/FGR	2,000	10/01/2014
B24170	ADDITION	5,180	12/01/2010
M15727	H/AC	0	11/01/2010
P14499	NEW CONSTR	0	10/01/2010
B24056	NEW CONSTR	274,201	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/0848	6/01/2020	WD	Q	I	01	310,000
GRANTOR: MONTOYA JACOB M & ANG						
GRANTEE: LAWRENCE ANDREW JAM						
1968/1843	3/16/2015	SW	Q	I	02	252,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MONTOYA JACOB MCKEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W11 FSP=[YR=2010] N10 W24 S10 E24 $ W24 S48 FOP=[YR=2010] S8 E14 N8 W14 $ E14 N4 FGR=[YR=2014] E21 N26 W13 S4 W8 S22 $ N22 E8 N4 E13 N18 $ PTR= E30 FUS=[YR=2010] E35 S40 W7 S4 W14 N2 W14 N42 $ W30 $.

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	0855	CONC PAVER	0	0	0	0	196.00	SF	10.00	10.00	100	2010	2010	3	92	1,803	
2	0811	CONCRETE B	0	0	0	0	852.00	SF	5.20	5.20	100	2014	2014	3	95	4,209	
3	0476	VF 6 SBPL	0	0	0	0	115.00	LF	32.00	32.00	100	2015	2015	3	90	3,312	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 9,594

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	0		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 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS