LOT 1
IN OR 2179/1321
AMELIA CONCOURSE SUB PHASE 2

MORGAN DENNIS & SHERRY
85433 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

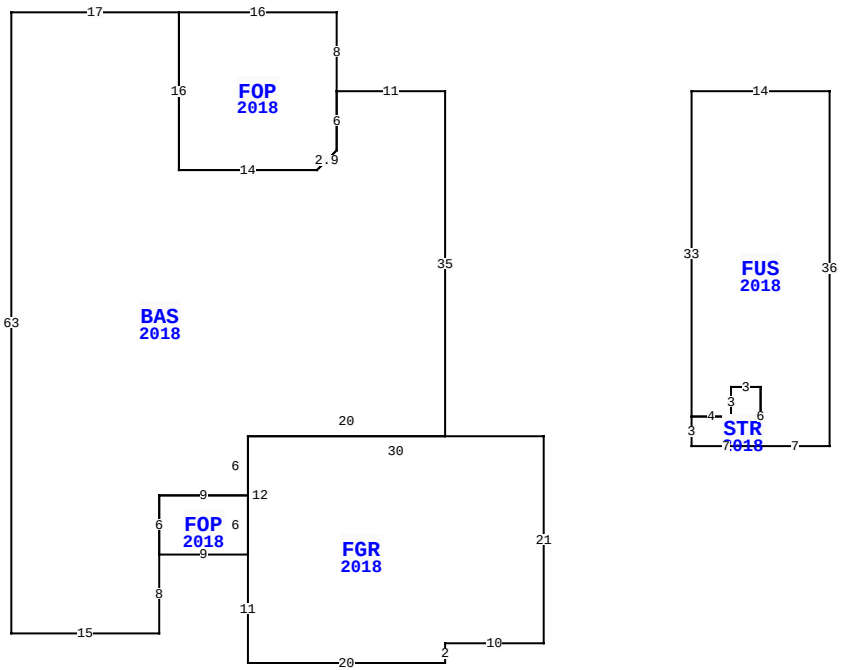
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	198,759
FGR	670	55	368	38,416
FOP	54	30	16	1,671
FOP	254	30	76	7,933
FUS	474	100	474	49,481
STR	30	10	3	313
TOTALS	3,386		2,841	296,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,841	117.4320	105.98	301,089	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2378 HX Base Yr 2019



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

85433 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,573
TOTAL MARKET OB/XF VALUE		4,858
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		376,431
SOH/AGL Deduction		109,973
ASSESSED VALUE		266,458
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,458
TOTAL JUST VALUE		376,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705814	CO ISSUED	0	02/22/2018
B1705814	NEW CONSTR	308,229	06/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/1321	2/22/2018	WD	Q	I	02	289,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MORGAN DENNIS & SHE						
2145/0071	9/06/2017	WD	U	V	30	180,000
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FOP=[YR=2018] N8 W16 S16 E14 U2 R2 N6$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N2 E10 N21 W30 S12$ N6 W9 S6$ N6 E9 N6 E20 N35$ PTR= E25 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W7 N3 E4 N3 E3 S6$ N6 W3 S3 W4 N33$ W25$.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2018	2018	3	98	363	
2	0811	CONCRETE B	0	100	0	0	882.00	SF	5.20	5.20	100	2018	2018	3	98	4,495	

LAND DESCRIPTION

TOTAL OB/XF 4,858

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/21/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS