

LOT 4
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DAVIS LEHVY ISAIAH & KELSEY LYNN
85445 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0004-0000



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	31	HARDIE BRD 100	0100	01	3,664	109.1475	98.51	360,941	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Tax Group: 4 Tax Dist:												
Roof Cover	03	COMP SHNGL 100	Heated Area: 3215													BUILDING MARKET VALUE 355,527												
Interior Wall	05	DRYWALL 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 5,118												
Interior Floor	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET 75,000												
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE 435,645												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 435,645												
Bedrooms	6	100														TOTAL EXEMPTION VALUE 0												
Bathrooms	4	100														BASE TAXABLE VALUE 435,645												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 435,645												
Stories	1.5	1.5 100														NCON VALUE 0												
Units	0	100														INCOME VALUE												
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 406,112												
Quality			04	Quality Level 04													PERMIT NUM DESCRIPTION AMT ISSUED											
DOR CODE			0100	SINGLE FAMILY													C1707463 CO ISSUED 0 01/23/2018											
MAP NUM			MKT AREA 04													B1707463 NEW CONSTR 400,281 08/17/2017												
NEIGHBORHOOD/LOC			4067.100													SALES DATA												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																							
BAS	2,526	100	2,526	245,103	2439/1610 3/01/2021 SW Q I 01 405,000																							
FGR	622	55	342	33,185	GRANTOR: SOBOLESKI JOSEPH LOUI																							
FOP	65	30	20	1,940	GRANTEE: DAVIS LEHVY ISAIAH																							
FSP	208	40	83	8,053	2177/0172 2/09/2018 WD Q I 01 330,500																							
FUS	689	100	689	66,855	GRANTOR: DREAM FINDERS HOMES L																							
STR	40	10	4	388	GRANTEE: SOBOLESKI JOSEPH LO																							
TOTALS			4,150	3,664	355,527	BLD DATE 03/29/2023 NW LGL DATE																						
EXTRA FEATURES					85445 AMARYLLIS CT, FERNANDINA BEACH																							
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	0810	CONCRETE A	0	0	7 3			21.00 SF 6.50	6.50	100	2018	2018	3	98	134													
2	0811	CONCRETE B	0	0	0 0			978.00 SF 5.20	5.20	100	2018	2018	3	98	4,984													
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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											
REVIEW DATE 02/13/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												