

LOT 83
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SAPP JOSEPH W & APRIL DAWN
85430 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 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
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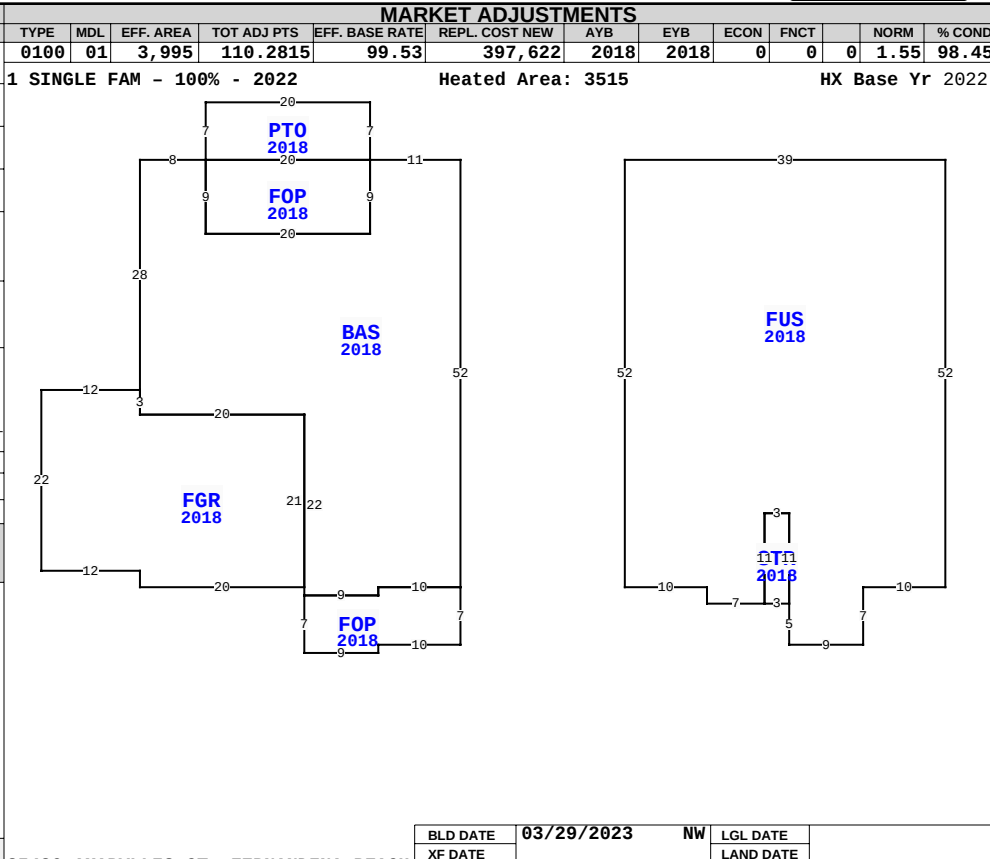
NEIGHBORHOOD/LOC	4067.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	140,808
FGR	684	55	376	36,843
FOP	133	30	40	3,919
FOP	180	30	54	5,292
FUS	2,078	100	2,078	203,617
PTO	140	5	7	686
STR	33	10	3	294

TOTALS	4,685		3,995	391,459
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	140	0	140.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
9,013											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		391,459	
TOTAL MARKET OB/XF VALUE		9,013	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		475,472	
SOH/AGL Deduction		19,283	
ASSESSED VALUE		456,189	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		406,189	
TOTAL JUST VALUE		475,472	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800431	CO ISSUED	0	06/08/2018
B1800431	NEW CONSTR	445,461	01/16/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2517/0340	11/15/2021	WD	Q	I	01
GRANTOR: SCHRAUB JOHNATHAN G &					
GRANTEE: SAPP JOSEPH W & APR					
2282/0646	6/07/2019	WD	U	I	30
GRANTOR: SCHRAUB JONATHAN G &					
GRANTEE: SCHRAUB JONATHAN G					

BUILDING NOTES											
BAS=[YR=2018] W11 PTO=[YR=2018] N7 W20 S7 FOP=[YR=2018] S9 E20 N9 W20\$ E20\$ S9 W20 N9 W8 S28 FGR=[YR=2018] W12 S22 E12 S2 E20 N21 W20 N3\$ S3 E20 S22 FOP=[YR=2018] S7 E9 N1 E10 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR= E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] W3 N11 E3 S11\$ N11 W3 S11 W7 N2 W10 N52\$ W20\$.											