

DEER AARON/DEER NELSON LI & SONIA
85452 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034-9732

30-2N-28-0151-0098-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3108HARDIE BRD 100
IRREGULAR 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 60
CARPET 40

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

5 100
3 100
02WOOD FRAME 100

Stories
Units
Occupancy

2. 2. 100
0 100
00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4067.100

TOTALS

4,2063,607353,904

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,607110.376099.61359,29320182018001.5098.50

1 SINGLE FAM - 100% - 2020Heated Area: 3012HX Base Yr 2020

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE353,904

TOTAL MARKET OB/XF VALUE8,445

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE437,349

SOH/AGL Deduction118,379

ASSESSED VALUE318,970

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE268,970

TOTAL JUST VALUE437,349

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE406,537

PERMIT NUMDESCRIPTIONAMTISSUED

18011782C0 ISSUED011/30/2018

B1807870NEW CONSTR392,09608/02/2018

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CDPRICE

2299/05798/16/2019WDQI01338,000

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:DEER NELSON LI & SO

2228/15839/27/2018WDUV3067,000

GRANTOR:DFH AMELIA LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W12 N15 BAS=[YR=2018] N27 W12 FSP=[YR=2021] N10 W18 S10 E18\$ W18 S57 FSP=[YR=2021] S7 E9 N7 W9\$ E9 N12 E10 N16 E9 N2 E2\$ W2 S2 W9 S16 W10 S20 E21 N2 E12 N21\$ PTR=N50 E20 FUS=[YR=2018] E30 S65 W21 N1 FSP=[YR=2020] W9 N7 E9 S7\$ N11 STR=[YR=2018] W3 N12 E3 S12\$ N12 W9 N41\$ W20 S50\$.

EXTRA FEATURES

85452 AMARYLLIS CT, FERNANDINA BEACH

BLD DATEXF DATEINC DATE03/03/2023NWLAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000915.00SF5.205.20100201820183984,663

20476VF 6 SBPL01001100110.00LF32.0032.00100202120213993,485

30470VNYL GATE0100001.00UT300.00300.0010020212021399297

LAND DESCRIPTION

TOTAL OB/XF8,445

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND1000.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE01/18/2019BYTWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS