LOT 99
IN OR 2232/1473
AMELIA CONCOURSE SUB PHASE 2

HOMANS DEBRA L & GLEN R
85456 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0099-0000

BUILDING CHARACTERISTICS

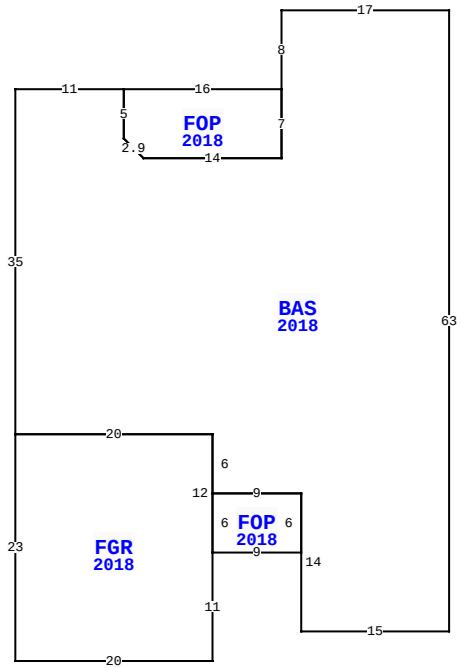
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,920	100	1,920	211,455
FGR	460	55	253	27,864
FOP	54	30	16	1,762
FOP	110	30	33	3,635
TOTALS	2,544		2,222	244,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,222	123.8916	111.81	248,442	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1920 HX Base Yr 2019



85456 AMARYLLIS CT, FERNANDINA BEACH

BLD DATE	03/03/2023 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		244,715
TOTAL MARKET OB/XF VALUE		12,154
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		331,869
SOH/AGL Deduction		99,779
ASSESSED VALUE		232,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,090
TOTAL JUST VALUE		331,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010083	CO ISSUED	0	10/04/2018
18005889	NEW CONSTR	251,389	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1473	10/23/2018	WD	Q	I	01	261,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOMANS DEBRA L & GL						
2206/1880	6/27/2018	WD	U	V	30	324,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 S8 FOP=[YR=2018] W16 S5 D2 R2 E14 N7$ S7 W14 U2 L2 N5 W11 S35FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$.

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	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20	100	2018	2018	3	98	3,389	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2018	2018	3	95	4,742	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
4	0462	ST/AL FNC	0	100	88	4	352.00	SF	10.00	10.00	100	2018	2018	3	90	3,168	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 12,154

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/18/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS