

LOT 100
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SHARP-WHITE RHODA
85460 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0100-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 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	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	2,315	100	2,315	246,429
FGR	380	55	209	22,248
FOP	122	30	37	3,939
FOP	128	30	38	4,045
TOTALS	2,945		2,599	276,661

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,599	119.7504	108.07	280,874	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2315 HX Base Yr 2020											
85460 AMARYLLIS CT, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,661	
TOTAL MARKET OB/XF VALUE		5,414	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		357,075	
SOH/AGL Deduction		106,757	
ASSESSED VALUE		250,318	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		200,318	
TOTAL JUST VALUE		357,075	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,662	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903677	CO ISSUED	0	04/12/2019
19000110	NEW CONSTR	304,298	01/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0975	4/29/2019	WD	Q	I	01	279,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHARP-WHITE RHODA						
2243/1761	12/13/2018	WD	U	V	30	50,300
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W19 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 N16 W13 S49 FGR=[YR=2019] S20 E19 N2 FOP=[YR=2019] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N18 W19\$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

TOTAL OB/XF											
5,414											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	