

LOT 101
IN OR 2240/1356
AMELIA CONCOURSE SUB PHASE 2

PLA CARLOS R & ANNE
85464 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0101-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

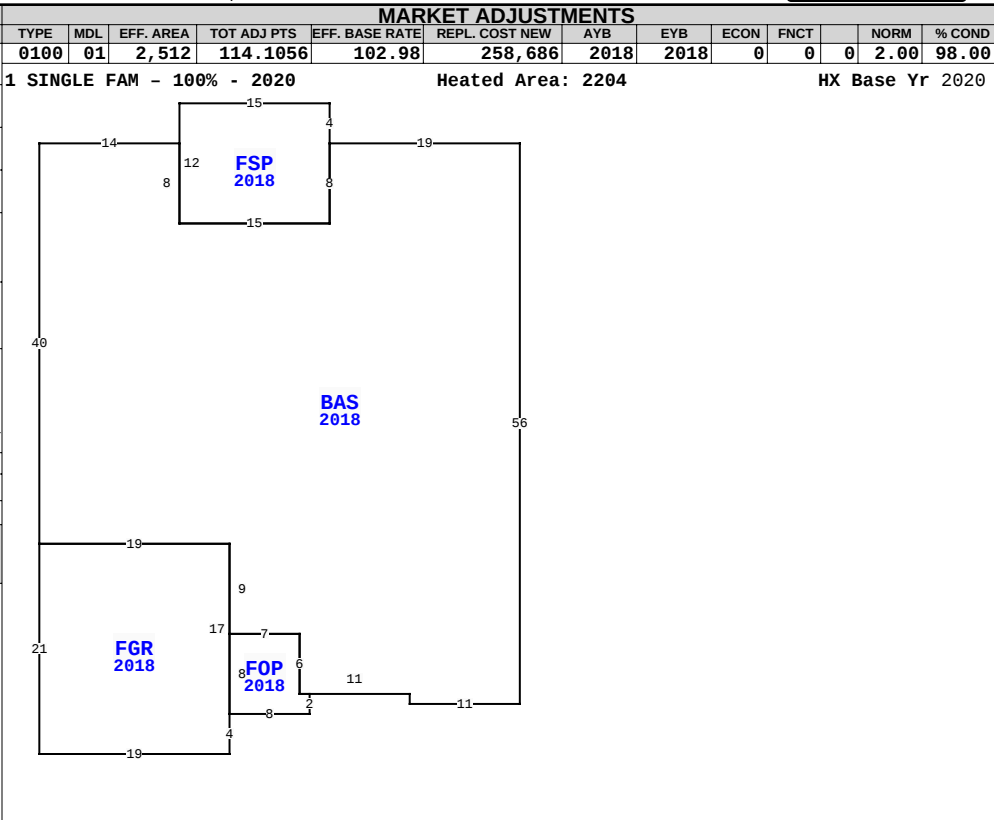
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	222,429
FGR	399	55	219	22,102
FOP	58	30	17	1,716
FSP	180	40	72	7,267

TOTALS	2,841		2,512	253,512
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	641.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	652.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



85464 AMARYLLIS CT, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	98	3,267	
100	2018	2018	3	95	5,837	
100	2018	2018	3	95	285	
100	2018	2018	3	90	15,300	
100	2018	2018	3	98	6,390	

TOTAL OB/XF									
31,079									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					253,512				
TOTAL MARKET OB/XF VALUE					31,079				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					359,591				
SOH/AGL Deduction					122,222				
ASSESSED VALUE					237,369				
TOTAL EXEMPTION VALUE					100,000				
BASE TAXABLE VALUE					137,369				
TOTAL JUST VALUE					359,591				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					327,880				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011725	CO ISSUED	0	11/28/2018
B1809920	SWIM POOL	34,000	09/01/2018
B1807873	NEW CONSTR	286,387	08/02/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2240/1356	11/29/2018	WD	Q	I	02	295,200	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:PLA CARLOS R & ANNE							
2206/1880	6/27/2018	WD	U	V	30	324,200	
GRANTOR:DFH AMELIA LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W19 FSP=[YR=2018] N4 W15 S12 E15 N8\$ S8 W15 N8 W14 S40 FGR=[YR=2018] S21 E19 N4 FOP=[YR=2018] E8 N2 W1 N6 W7 S8\$ N17 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$.									