

LOT 144
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MARTIN CHARLES III & DWAYNE GRAY
85457 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0144-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,215	100	2,215	221,847
FGR	380	55	209	20,933
FOP	50	30	15	1,502
FOP	128	30	38	3,806
FUS	470	100	470	47,073
PTO	128	5	6	601
STR	24	10	2	200
TOTALS	3,395		2,955	295,963

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2020	2020
2	0810	CONCRETE A	0	100	0	0	642.00	SF	6.50	6.50	100	2020	2020
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2020	2020
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020
5	0462	ST/AL FNC	0	100	66	0	264.00	SF	10.00	10.00	100	2020	2020
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,955	111.5310	100.66	297,450	2020	2020	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2685 HX Base Yr 2023													

85457 AMARYLLIS CT, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
33.00	SF	6.50	6.50	100	2020	2020	3	99	212			
642.00	SF	6.50	6.50	100	2020	2020	3	99	4,131			
48.00	LF	32.00	32.00	100	2020	2020	3	98	1,505			
1.00	UT	300.00	300.00	100	2020	2020	3	98	294			
264.00	SF	10.00	10.00	100	2020	2020	3	95	2,508			
1.00	UT	300.00	300.00	100	2020	2020	3	98	294			

TOTAL OB/XF													
8,944													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		295,963	
TOTAL MARKET OB/XF VALUE		8,944	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		379,967	
SOH/AGL Deduction		0	
ASSESSED VALUE		379,967	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		55,000	
TOTAL JUST VALUE		379,967	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,170	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911600	CO ISSUED	0	02/13/2020
B1911600	NEW CONSTR	351,450	11/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/1046	1/05/2022	WD	Q	I	01	474,000
GRANTOR: PAYNE RYAN M & EMILY						
GRANTEE: MARTIN CHARLES III						
2344/0529	2/27/2020	WD	Q	I	01	284,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PAYNE RYAN M & EMIL						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W13 PTO=[YR=2020] N8 W16 S8 E16\$ FOP=[YR=2020] W16 S8 E16 N8 \$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR= E15 FUS=[YR=2020] E19 S26 W4 STR=[YR=2020] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$.													