LOT 4
IN OR 1808/1662
AMELIA CONCOURSE SUB #1

SHERMAN KELLYANN R & CURTIS ANTHONY
85155 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0004-0000

BUILDING CHARACTERISTICS

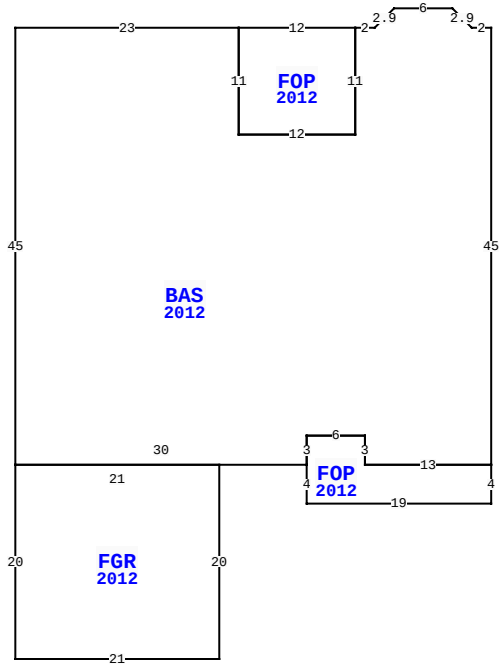
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2,071	213,067
FGR	420	55	231	23,766
FOP	94	30	28	2,880
FOP	132	30	40	4,115
TOTALS	2,717		2,370	243,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	114.1161	108.41	256,932	2012	2012	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2013 Heated Area: 2071 HX Base Yr 2013



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85155 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,828
TOTAL MARKET OB/XF VALUE		3,376
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,204
SOH/AGL Deduction		144,149
ASSESSED VALUE		178,055
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,055
TOTAL JUST VALUE		322,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25344	CO ISSUED	0	02/22/2012
M16774	H/AC	0	01/01/2012
E24178	NEW CONSTR	0	12/01/2011
B25344	NEW S/F/R	232,995	11/01/2011
P15269	NEW CONSTR	0	11/01/2011
M16239	NEW CONSTR	0	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0407	11/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: SHERMAN KELLYANN RI						
1808/1662	8/17/2012	WD	Q	I	01	175,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SHERMAN KELLYANN RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2012] W12 S11 E12 N11 $ S11 W12 N11 W23 S45 FGR=[YR=2012] S20 E21 N20 W21 $ E30 FOP=[YR=2012] S4 E19 N4 W13 N3 W6 S3 $ N3 E6 S3 E13 N45 $.

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	698.00	SF	5.20	5.20	100	2012	2012	3	93	3,376	

LAND DESCRIPTION

TOTAL OB/XF 3,376

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	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS