LOT 61
IN OR 1672/1428
AMELIA CONCOURSE SUB #1

MCCAFFERTY DEBORAH A
85092 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0061-0000

BUILDING CHARACTERISTICS

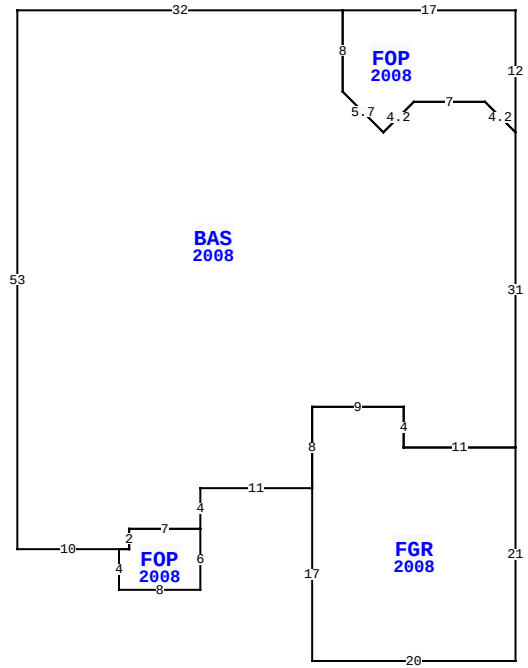
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,115	100	2,115	204,637
FGR	456	55	251	24,286
FOP	46	30	14	1,354
FOP	166	30	50	4,838
TOTALS	2,783		2,430	235,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	110.1030	104.60	254,178	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 2115 HX Base Yr



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

85092 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,115
TOTAL MARKET OB/XF VALUE	3,462
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	313,577
SOH/AGL Deduction	28,238
ASSESSED VALUE	285,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,339
TOTAL JUST VALUE	313,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20858	CO ISSUED	0	03/29/2010
E20441	ELEC OTHER	2,000	01/01/2008
M13602	MECH OTHER	0	01/01/2008
P12994	OTHER	0	01/01/2008
R10927	REPAIR/RRF	3,600	12/01/2007
B20858	NEW CONSTR	190,330	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1672/1428	4/09/2010	WD	Q	I	01	179,900
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: MCCAFFERTY DEBORAH						
1522/1954	9/04/2007	WD	U	V	19	300,000
GRANTOR: AMELIA CONCOURSE DEVE						
GRANTEE: PROVIDENCE CONSTRUC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W17 BAS=[YR=2008] W32 S53 E10 FOP=[YR=2008] S4 E8 N6 W7 S2 W1 $ E1 N2 E7 N4 E11 FGR=[YR=2008] S17 E20 N21 W11 N4 W9 S8 $ N8 E9 S4 E11 N31 U3 L3 W7 D3 L3 U4 L4 N8 $ S8 D4 R4 U3 R3 E7 R3 D3 N12 $.

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	0	0	0	748.00	SF	5.20	5.20	100	2008	2008	3	89	3,462	

LAND DESCRIPTION

TOTAL OB/XF 3,462

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	0		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 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS