

LOT 62
IN OR 2202/1444
AMELIA CONCOURSE SUB #1

LAFRAMBOISE STEVEN G & CATHERINE M
85104 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0062-0000



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		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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2,079	200,731
FGR	610	55	336	32,442
FOP	36	30	11	1,062
FSP	195	40	78	7,531
FUS	336	100	336	32,442
TOTALS	3,256		2,840	274,206

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,003.00	SF	4.00	4.00	100	2008

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,840	109.8720	104.38	296,439	2008	2008	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2415 HX Base Yr 2019											

85104 AMARYLLIS CT, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											
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1	0812	CONCRETE C	0 100	0	0	1,003.00	SF	4.00	4.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	75,000.00	75,000.00	75,000								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										274,206	
TOTAL MARKET OB/XF VALUE										3,571	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										352,777	
SOH/AGL Deduction										102,951	
ASSESSED VALUE										249,826	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										199,826	
TOTAL JUST VALUE										352,777	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										340,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20891	CO ISSUED	0	12/21/2009
M13663	MECH OTHER	0	03/01/2008
P13043	OTHER	0	02/01/2008
R10939	REPAIR/RRF	3,600	12/01/2007
B20891	NEW CONSTR	212,850	12/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2202/1444	6/05/2018	WD	Q	I	01	269,500	
GRANTOR: DEBERRY BRANDY N & CH							
GRANTEE: LAFRAMBOISE STEVEN							
1656/0697	12/22/2009	WD	Q	I	01	199,900	
GRANTOR: PROVIDENCE CONSTRUCTI							
GRANTEE: DEBERRY BRANDY N &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W30 FSP=[YR=2019] W19 S15 E10 N10 E9 N5 \$ S5 W9 S10 W10 S31 E9 FOP=[YR=2008] S4 E9 N4 W9 \$ E20 S1 FGR=[YR=2008] S20 E20 N2 E10 N21 W10 S3 W20 \$ E20 N47 \$ PTR= E30 FUS=[YR=2008] E2 N10 E4 S8 E8 S22 W14 N20 \$ W30 \$.											