LOT 63
AMELIA CONCOURSE SUB #1
PB 7/183

R&L STRATEGIES LLC
17 TIMOTHY HEIGHTS ROAD
PLEASANT VALLEY, NY 12569

2024

30-2N-28-0150-0063-0000

BUILDING CHARACTERISTICS

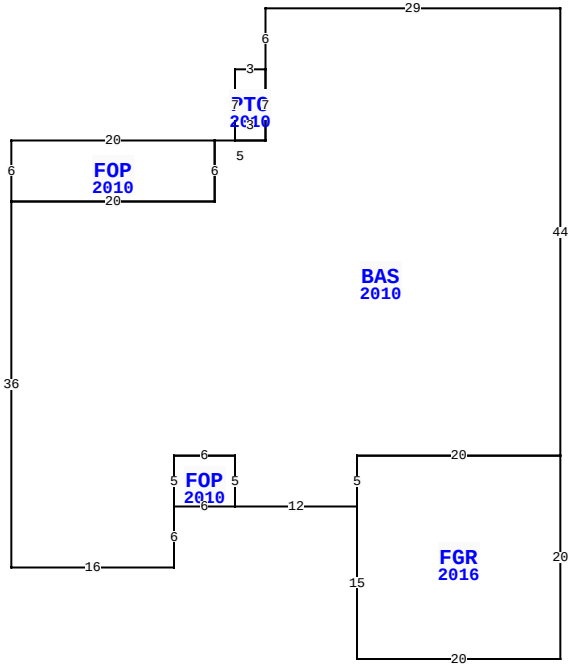
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,167	100	2,167	222,228
FGR	400	55	220	22,562
FOP	30	30	9	923
FOP	120	30	36	3,691
PTO	21	5	1	103
TOTALS	2,738		2,433	249,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	115.4538	109.68	266,851	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2167 HX Base Yr 2021



85116 AMARYLLIS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,506
TOTAL MARKET OB/XF VALUE		3,379
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		327,885
SOH/AGL Deduction		82,286
ASSESSED VALUE		245,599
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,599
TOTAL JUST VALUE		327,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24097	CO ISSUED	0	01/03/2011
P14519	NEW CONSTR	0	11/01/2010
M15754	H/AC	0	11/01/2010
B24097	NEW CONSTR	229,998	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1307	1/18/2024	WD	Q	I	02	392,500
GRANTOR: LOVE JEANNINE M						
GRANTEE: R&L STRATEGIES LLC						
2419/0330	12/18/2020	WD	Q	I	01	290,000
GRANTOR: HALLMARK WHITNEY S &						
GRANTEE: LOVE JEANNINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W29 S6 PTO=[YR=2010] W3 S7 E3 N7 $ S7 W5
FOP=[YR=2010] W20 S6 E20 N6 $ S6 W20 S36 E16 N6
FOP=[YR=2010] E6 N5 W6 S5 $ N5 E6 S5 E12 FGR=[YR=2016] S15 E20 N20 W20 S5 $ N5 E20 N44 $.

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	714.00	SF	5.20	5.20	100	2010	2010	3	91	3,379	

LAND DESCRIPTION

TOTAL OB/XF 3,379

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	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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS