

LOT 65  
IN OR 1945/40  
EX MINERAL RIGHTS PT 1826/1193

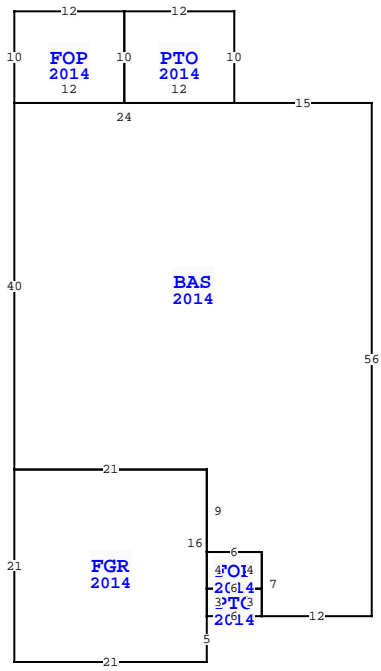
FINE RICHARD D & ANGELA D  
85140 AMARYLLIS CT  
FERNANDINA BEACH, FL 32034

**2024**

30-2N-28-0150-0065-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
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
BAS	1,806	100	1,806
FGR	441	55	243
FOP	24	30	7
FOP	120	30	36
PTO	18	5	1
PTO	120	5	6
TOTALS	2,529		2,099
			230,302

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2016		240,273	2014	2014	0	0	4.15	95.85
					Heated Area: 1806						
					HX Base Yr 2016						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			230,302
TOTAL MARKET OB/XF VALUE			3,231
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			308,533
SOH/AGL Deduction			105,343
ASSESSED VALUE			203,190
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			153,190
TOTAL JUST VALUE			308,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428984	CO ISSUED	0	10/10/2014
B1428984	NEW CONSTR	217,800	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/0040	10/30/2014	SW	Q	I	02	218,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FINE RICHARD DEAN &						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	654.00	SF	5.20	5.20	100	2014	2014	3	95	3,231	

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

BUILDING NOTES	
85140 AMARYLLIS CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2014] W15 PTO=[YR=2014] N10 W12 FOP=[YR=2014] W12 S10 E12 N10 \$ S10 E12 \$ W24 S40 FGR=[YR=2014] S21 E21 N5 PTO=[YR=2014] E6 N3 FOP=[YR=2014] N4 W6 S4 E6 \$ W6 S3 \$ N16 W21 \$ E21 S9 E6 S7 E12 N56 \$.	

LAND DESCRIPTION		TOTAL OB/XF															3,231							
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	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							