

LOT 68
IN OR 1940/665
AMELIA CONCOURSE SUB #1

WATERS ANTHONY J & NICHOLE D
85292 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4067.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	128,930
FGR	688	55	378	37,605
FOP	80	30	24	2,388
FOP	220	30	66	6,566
FUS	1,692	100	1,692	168,325

TOTALS	3,976		3,456	343,812
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	972.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
4	0462	ST/AL FNC	0	100	30	0	150.00	SF	10.00
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
6	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
8	0855	CONC PAVER	0	100	0	0	1,014.00	SF	10.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,456	109.2546	103.79	358,698	2014	2014	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2019 Heated Area: 2988 HX Base Yr 2019											

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

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	0	972.00	SF	5.20	5.20	100	2014	2014	3	95	4,802	
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2018	2018	3	94	6,317	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	
4	0462	ST/AL FNC	0	100	30	0	150.00	SF	10.00	10.00	100	2020	2020	3	93	1,395	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
6	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2020	2020	3	93	30,830	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	
8	0855	CONC PAVER	0	100	0	0	1,014.00	SF	10.00	10.00	100	2020	2020	3	99	10,039	

TOTAL OB/XF													56,035		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						343,812					
TOTAL MARKET OB/XF VALUE						56,035					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						474,847					
SOH/AGL Deduction						134,080					
ASSESSED VALUE						340,767					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						290,767					
TOTAL JUST VALUE						474,847					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						460,191					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005428	SWIM POOL	30,000	08/01/2020
B1429012	CO ISSUED	0	09/23/2014
B1429012	NEW CONSTR	357,778	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/0665	9/30/2014	SW	Q	I	01	255,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WATERS ANTHONY JAME						
1888/1587	11/07/2013	SW	U	V	30	264,500
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2014] W22 S10 BAS=[YR=2014] W18 S32 FGR=[YR=2014] S24 E29 N16 FOP=[YR=2014] E11 N8 W7 D4 L4 S4 \$ N4 U4 L4 W25 \$ E25 D4 R4 U4 R4 E7 N32 W22 \$ E22 N10 \$ PTR= E30 FUS=[YR=2014] E40 S33 W16 S16 W12 N1 W12 N48 \$W30\$.											