

HRABAN JEREMY GLEN & EVONNE L
85366 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0096-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 70										0100 01 3,478 109,2546 103.79 360,982 2014 2014 0 0 4.15 95.85										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 30										1 SINGLE FAM - 100% - 2024 Heated Area: 2988 HX Base Yr 2024										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 346,001									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 62,241									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 14 CARPET 60																				TOTAL MARKET VALUE 483,242									
Interior Floo 11 CLAY TILE 40																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 483,242									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Bedrooms 5 100																				BASE TAXABLE VALUE 428,242									
Bathrooms 4 100																				TOTAL JUST VALUE 483,242									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 469,595									
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 1,296 100 1,296 128,930																													
FGR 688 55 378 37,605																													
FOP 80 30 24 2,388																													
FSP 220 40 88 8,755																													
FUS 1,692 100 1,692 168,325																													
TOTALS 3,976 3,478 346,001																													
EXTRA FEATURES										85366 AMARYLLIS CT, FERNANDINA BEACH																			
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 0 883.00 SF 5.20 5.20 100 2014 2014 3 95 4,362																													
2 0476 VF 6 SBPL 0 100 0 0 168.00 LF 32.00 32.00 100 2014 2014 3 87 4,677																													
3 0479 VF PICKET 0 100 0 0 96.00 LF 10.00 10.00 100 2014 2014 3 87 835																													
4 0911 SCRNM A 0 100 0 0 980.00 SF 17.50 17.50 100 2019 2019 3 86 14,749																													
5 0861 POOL GUNIT 0 100 28 15 420.00 SF 85.00 85.00 100 2019 2019 3 90 32,130																													
6 0855 CONC PAVER 0 100 0 0 560.00 SF 10.00 10.00 100 2019 2019 3 98 5,488																													
LAND DESCRIPTION										TOTAL OB/XF 62,241																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 10/30/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													