LOT 113
IN OR 2191/1025
AMELIA CONCOURSE SUB #1

SNOW JEFFRY ALLYN & KHRISTEN R
85385 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0113-0000

BUILDING CHARACTERISTICS

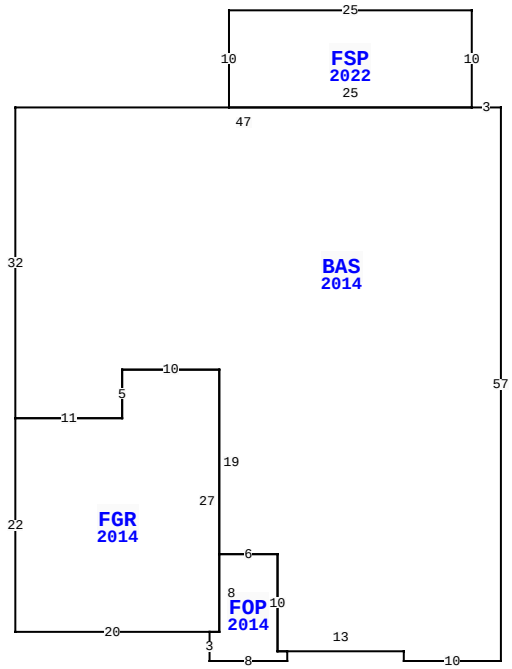
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	SUBAREA MARKET VALUE
BAS	2,196	100	2,196	229,788
FGR	512	55	282	29,508
FOP	70	30	21	2,198
FSP	250	40	100	10,464
TOTALS	3,028		2,599	271,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	114.9120	109.17	283,733	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2196 HX Base Yr



85385 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		271,958
TOTAL MARKET OB/XF VALUE		19,837
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		366,795
SOH/AGL Deduction		340,889
ASSESSED VALUE		25,906
TOTAL EXEMPTION VALUE	13	25,906
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		366,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000781	ADDITION	11,347	01/13/2022
B1327692	CO ISSUED	0	05/01/2014
B1327692	NEW CONSTR	268,902	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/1025	4/18/2018	WD	Q	I	01	260,000
GRANTOR: BAAKO EMMANUEL S & JE						
GRANTEE: SNOW JEFFRY ALLYN &						
1924/0169	6/20/2014	SW	Q	I	02	227,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BAAKO EMMANUEL SLAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W3 FSP=[YR=2022] N10 W25 S10 E25 $ W47 S32 FGR=[YR=2014] S22 E20 FOP=[YR=2014] S3 E8 N1 W1 N10 W6 S8 W1 $ E1 N27 W10 S5 W11 $ E11 N5 E10 S19 E6 S10 E13 S1 E10 N57 $.

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	0810	CONCRETE A	0	100	0	0	984.00	SF	6.50	6.50	100	2014	2014	3	95	6,076	
2	0911	SCRN RM A	0	100	25	14	350.00	SF	17.50	17.50	100	2022	2022	3	97	5,941	
3	0855	CONC PAVER	0	100	0	0	782.00	SF	10.00	10.00	100	2022	2022	3	100	7,820	

LAND DESCRIPTION

TOTAL OB/XF 19,837

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	000136	C	SFR INT	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 09/15/2022 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS