

LOT 114
AMELIA CONCOURSE SUB #1
PB 7/183

DE PAULO ISAC & JONILEE SILVA
85371 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,855	100	1,855	201,803
FGR	387	55	213	23,172
FOP	112	30	34	3,699
FSP	120	40	48	5,222
TOTALS	2,474		2,150	233,895

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,150	118.8495	112.91	242,756	2015	2015	0	0	3.65	96.35
1 SINGLE FAM - 0% - 2024 Heated Area: 1855 HX Base Yr											
85371 AMARYLLIS CT, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND 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	0	0	0	764.00	SF	5.20	5.20	100	2015	2015	3	95	3,774	
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2015	2015	3	95	148	
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2015	2015	3	89	3,418	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	0		RSF-2	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 233,895											
TOTAL MARKET OB/XF VALUE 7,340											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 316,235											
SOH/AGL Deduction 0											
ASSESSED VALUE 316,235											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 316,235											
TOTAL JUST VALUE 316,235											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 305,765											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530320	CO ISSUED	0	07/30/2015
B1530320	NEW CONSTR	224,688	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2715/549	5/23/2024	WD	Q	I	01	409,900	
GRANTOR: AUERBACH JAMES ALLEN							
GRANTEE: DE PAULO ISAC & JON							
2144/1936	9/05/2017	WD	Q	I	02	245,000	
GRANTOR: LONG EDWARD W & FAYE							
GRANTEE: AUERBACH JUDY & JAM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2015] W12 S10 BAS=[YR=2015] W27 S56 E11 FOP=[YR=2015] S8 E10 N3 FGR=[YR=2015] E18 N18 W7 N3 W9 S3 W4 S18 E2\$ W2 N12 W6 S7 W2\$ E2 N7 E6 N6 E4 N3 E9 S3 E7 N43 W12\$ E12 N10\$.											