

LOT 115
AMELIA CONCOURSE SUB #1
PB 7/183

GRUBER ROBERT M & KIMBERLY KOVACIK
85355 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0115-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1,329	129,521
FGR	663	55	365	35,572
FOP	84	30	25	2,436
FOP	200	30	60	5,847
FUS	1,692	100	1,692	164,899
TOTALS	3,968		3,471	338,276

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	996.00	SF	5.20	
2	0476	VF 6 SBPL	0	0	0	216.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	0		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	3,471	107.4192	102.05	354,216	2014	2014	0	0	0	4.50	95.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 3021 HX Base Yr													
85355 AMARYLLIS CT, FERNANDINA BEACH													

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

TOTAL OB/XF													
10,933													
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
1	000136	C	SFR INT	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			338,276
TOTAL MARKET OB/XF VALUE			10,933
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			424,209
SOH/AGL Deduction			0
ASSESSED VALUE			424,209
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			424,209
TOTAL JUST VALUE			424,209
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327715	CO ISSUED	0	01/30/2014
B1327715	NEW CONSTR	357,444	09/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1849	6/23/2022	WD	Q	I	01	499,000
GRANTOR: MONDARES TINA						
GRANTEE: GRUBER ROBERT MICHA						
1900/1781	1/31/2014	SW	Q	I	01	289,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MONDARES TINA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W20 FOP=[YR=2014] N10W20 S10 E20 \$ W20 S33 FOP=[YR=2014] S8 E11 FGR=[YR=2014] S15 E29 N23 W26 D3 L3 S5 \$ N5 U3 L3 W8 \$ E8 D3 R3 U3 R3 E26 N33 \$ PTR= E30 FUS=[YR=2014] E40 S48 W12 S1 W12 N16 W16 N33 \$ W30 \$.									