

LOT 127
IN OR 2244/1164
AMELIA CONCOURSE SUB #1

JANISZEWSKI DAVID P/LAFAYETTE-JANISZEWSKI LINDA
85323 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0127-0000



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	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,421	100	1,421	144,944
FGR	660	55	363	37,027
FOP	44	30	13	1,326
FSP	139	40	56	5,712
FUS	925	100	925	94,352
TOTALS	3,189		2,778	283,361

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	876.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	32	13	416.00	SF	10.00	10.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	
5	0855	CONC PAVER	0	100	0	0	763.00	SF	10.00	10.00	

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	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,778	113.1984	107.54	298,746	2012	2012	0	0	5.15	94.85
1 SINGLE FAM - 100% - 2020											
Heated Area: 2346											
HX Base Yr 2020											

85323 AMARYLLIS CT, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
876.00	SF	5.20	5.20	100	2012	2012	3	93	4,236		
416.00	SF	10.00	10.00	100	2012	2012	3	93	3,869		
1.00	UT	300.00	300.00	100	2012	2012	3	83	249		
186.00	LF	32.00	32.00	100	2012	2012	3	83	4,940		
763.00	SF	10.00	10.00	100	2024	2017		97	7,401		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		283,361	
TOTAL MARKET OB/XF VALUE		20,695	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		379,056	
SOH/AGL Deduction		111,688	
ASSESSED VALUE		267,368	
TOTAL EXEMPTION VALUE		HX HB VX VP 224,894	
BASE TAXABLE VALUE		42,474	
TOTAL JUST VALUE		379,056	
NCON VALUE		7,401	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100207	(2) WINDOWS	4,500	01/03/2021
B25993	CO ISSUED	0	09/17/2012
E25236	TEMP POLE	0	07/01/2012
E25140	NEW CONSTR	0	06/01/2012
B25993	NEW CONSTR	266,776	05/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/1164	12/17/2018	WD	Q	I	02	278,000
GRANTOR: WEBB SETH M & AMANDA						
GRANTEE: JANISZEWSKI DAVID P						
2050/0752	6/02/2016	WD	Q	I	01	237,000
GRANTOR: CRAWFORD DAVID F & WH						
GRANTEE: WEBB SETH M & AMAND						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W19 FSP=[YR=2017] N4 W16 S9 E15 N5 E1 \$ W1 S5 W15 S53 E8 FOP=[YR=2012] S7 E8 N1 FGR=[YR=2012] E19 N40 W11 S18 W10 S22 E2 \$ W2 N6 W6 \$ E6 N16 E10 N18 E11 N24 \$ PTR= E30 FUS=[YR=2012] E35 S27 W15 N1 W20 N26 \$ W30 \$.											