LOT 131
AMELIA CONCOURSE SUB #1
PB 7/183

PRIMIANI MAURIZIO & VIRGINIA
85247 AMARYLLIS CT
FERNANDINA BEACH, FL 32034-3787

2024

30-2N-28-0150-0131-0000

BUILDING CHARACTERISTICS

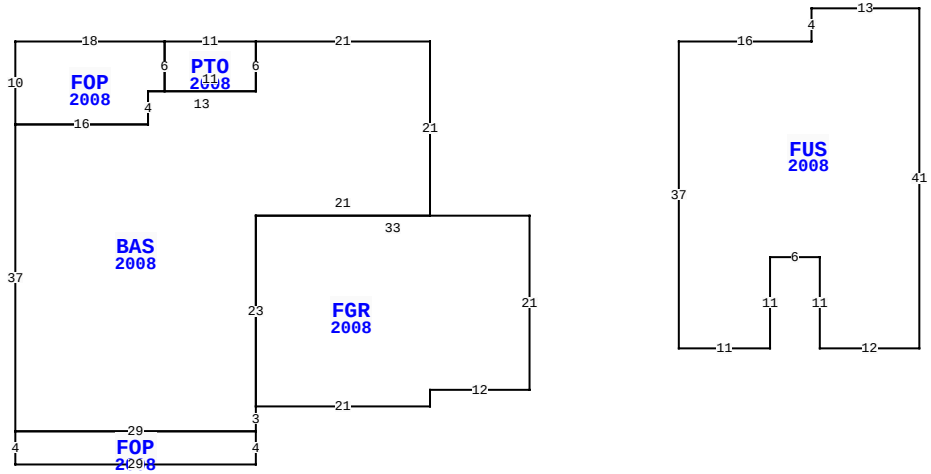
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,566	100	1,566	155,791
FGR	735	55	404	40,191
FOP	116	30	35	3,482
FOP	172	30	52	5,174
FUS	1,059	100	1,059	105,353
PTO	66	5	3	299
TOTALS	3,714		3,119	310,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,119	113.2152	107.55	335,448	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 2625 HX Base Yr



85247 AMARYLLIS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	310,289
TOTAL MARKET OB/XF VALUE	52,526
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	437,815
SOH/AGL Deduction	35,944
ASSESSED VALUE	401,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,871
TOTAL JUST VALUE	437,815
NCON VALUE	41,340
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009756	SWIM POOL	71,896	06/24/2022
E2203710	SOLAR PANELS	54,020	03/08/2022
C20603	CO ISSUED	0	05/14/2009
E20167	ELEC OTHER	2,000	10/01/2007
R10765	REPAIR/RRF	18,000	10/01/2007
M13396	MECH OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2264/0774	3/27/2019	WD	Q	I	02	289,000
GRANTOR: CROTEAU ERIKA L F/K/A						
GRANTEE: PRIMIANI MAURIZIO &						
2162/0403	11/30/2017	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: LOGAN ERIKA LEE CRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 PTO=[YR=2008] W11 FOP=[YR=2008] W18 S10 E16 N4 E2 N6 $ S6 E11 N6 $ S6 W13 S4 W16 S37 FOP=[YR=2008] S4 E29 N4 W29 $ E29 N3 FGR=[YR=2008] E21 N2 E12 N21 W33 S23 $ N23 E21 N21 $ PTR= E30 FUS=[YR=2008] E16 N4 E13 S41 W12 N11 W6 S11 W11 N37 $ W30 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0812	CONCRETE C	0	0	0	0	1,510.00	SF	4.00	4.00	100	2008	2008	3	89	5,376	
3	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00	32.00	100	2008	2008	3	74	2,368	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222	
5	0912	SCRN RM G	1	0	0	0	720.00	SF	20.00	20.00	100	2023	2023		100	14,400	
6	0861	POOL GUNIT	1	0	0	0	242.00	SF	85.00	85.00	100	2023	2023		100	20,570	
7	0855	CONC PAVER	1	0	0	0	478.00	SF	10.00	10.00	100	2023	2023		100	4,780	
8	0855	CONC PAVER	1	0	0	0	159.00	SF	10.00	10.00	100	2023	2023		100	1,590	

LAND DESCRIPTION

TOTAL OB/XF 52,526

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	0		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 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS