

LOT 132
IN OR 2218/1763
AMELIA CONCOURSE SUB #1

HUSSER CHARLES W & GLENDA P
85235 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0132-0000



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 70
Interior Floo	11	CLAY TILE 30
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	2,212	100	2,212	217,295
FGR	713	55	392	38,508
FOP	24	30	7	687
FOP	105	30	32	3,143
PTO	180	5	9	884

TOTALS	3,234		2,652	260,519
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,223.00	SF	4.00	
3	0911	SCRN RM A	0 100	18	10	180.00	SF	17.50	

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	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	10/31/2019	BY	KWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,652	111.7872	106.20	281,642	2008	2008	0	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2212 HX Base Yr 2019												

85235 AMARYLLIS CT, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF												
10,283												

TOTAL OB/XF												
10,283												

Market:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,519	
TOTAL MARKET OB/XF VALUE		10,283	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		345,802	
SOH/AGL Deduction		104,668	
ASSESSED VALUE		241,134	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		191,134	
TOTAL JUST VALUE		345,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20602	CO ISSUED	0	04/29/2009
E20166	ELEC OTHER	2,000	10/01/2007
R10764	REPAIR/RRF	24,000	10/01/2007
M13397	MECH OTHER	0	10/01/2007
P12776	OTHER	0	10/01/2007
B20602	NEW CONSTR	202,026	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2218/1763	8/20/2018	WD Q	I	01	
GRANTOR: BUCHANAN STEVE A & RO					
GRANTEE: HUSSER CHARLES W &					
1681/0914	6/03/2010	WD U	I	12	
GRANTOR: DECATUR PROPERTIES IN					
GRANTEE: BUCHANAN STEVE A &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2008] W14 PTO=[YR=2019] N10 W18 S10 E18\$					
FOP=[YR=2008] W18 D3 R3 S5 E12 N5 U3 R3 \$ D3 L3 S5 W12					
N5 U3 L3 W13 S59 E8 FOP=[YR=2008] S1 E9 N1 W2 N3 W5 S3 W2					
\$ E2 N3 E5 S3 E11 FGR=[YR=2008] S6 E19 N2 E12 N23 W12 S2 W19					
S17 \$ N17 E19 N42 \$.					

OTHER ADJUSTMENTS AND NOTES												

Common:	75,000
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