LOT 4
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BLAIR STEPHANIE/WILKERSON CHRISTOPHER
85445 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

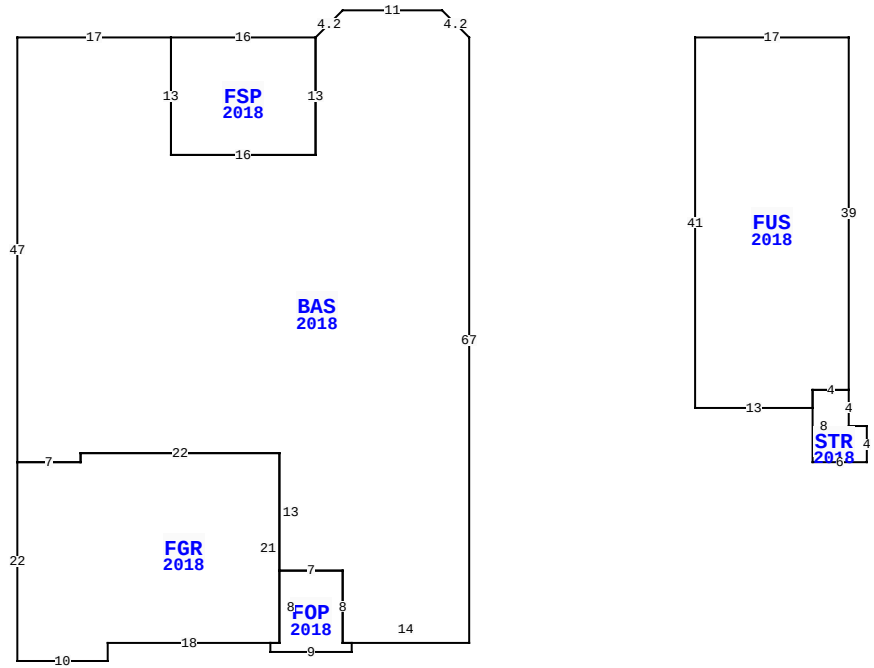
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2,526	256,683
FGR	622	55	342	34,753
FOP	65	30	20	2,033
FSP	208	40	83	8,434
FUS	689	100	689	70,013
STR	40	10	4	407
TOTALS	4,150		3,664	372,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,664	109.1475	103.69	379,920	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 3215 HX Base Yr 2024



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

85445 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,322
TOTAL MARKET OB/XF VALUE		6,298
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		453,620
SOH/AGL Deduction		0
ASSESSED VALUE		453,620
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		403,620
TOTAL JUST VALUE		453,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707463	CO ISSUED	0	01/23/2018
B1707463	NEW CONSTR	400,281	08/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/1809	8/22/2023	WD	Q	I	01	518,000
GRANTOR: DAVIS LEHVY ISAIAH &						
GRANTEE: BLAIR STEPHANIE						
2439/1610	3/01/2021	SW	Q	I	01	405,000
GRANTOR: SOBOLESKI JOSEPH LOUI						
GRANTEE: DAVIS LEHVY ISAIAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR= E25 FUS=[YR=2018] E17 S39 STR=[YR=2018] S4 E2 S4 W6 N8 E4$ W4 S2 W13 N41$ W25$.

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	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	
2	0810	CONCRETE A	0	100	0	0	978.00	SF	6.50	6.50	100	2018	2018	3	97	6,166	

LAND DESCRIPTION

TOTAL OB/XF 6,298

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	000100	C	SFR	100		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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS