

LOT 82
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DEFABIO SHARI S &/DUSKA DOREEN DEFABIO
85436 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0082-0000



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 60
Interior Floo	14	CARPET 40
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

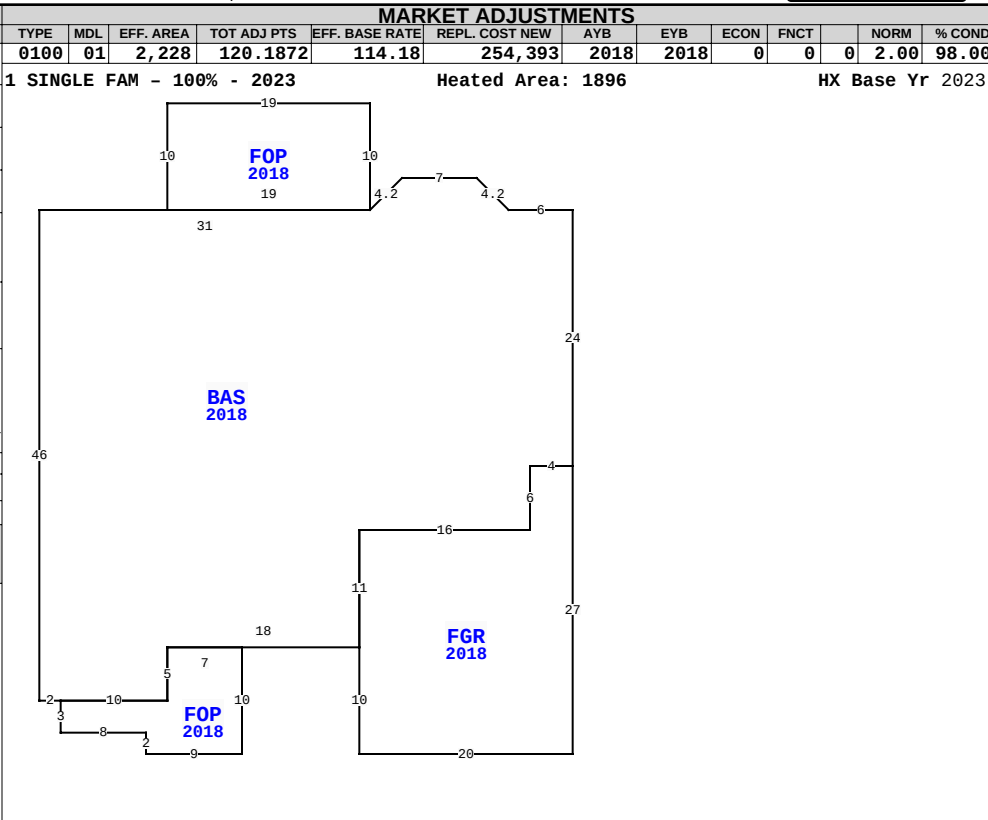
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	212,155
FGR	444	55	244	27,303
FOP	104	30	31	3,469
FOP	190	30	57	6,378
TOTALS	2,634		2,228	249,305

L N	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	0	0	671.00	SF	6.50	6.50	100	2018	2018	3	97	4,231	

LAND DESCRIPTION			TOTAL OB/XF 4,231													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 05/07/2024 BY NWA



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

85436 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		249,305	
TOTAL MARKET OB/XF VALUE		4,231	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		328,536	
SOH/AGL Deduction		2,577	
ASSESSED VALUE		325,959	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		275,959	
TOTAL JUST VALUE		328,536	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,465	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709785	CO ISSUED	0	04/30/2018
B1709785	NEW CONSTR	247,407	11/03/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2315/1853	10/28/2019	QC	U	I	11	100	
GRANTOR: DEFABIO ANTHONY JR &							
GRANTEE: DUSKA DOREEN DEFABI							
2190/0703	4/12/2018	WD	Q	I	01	249,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DEFABIO ANTHONY JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W6 U3 L3 W7 D3 L3 FOP=[YR=2018] N10 W19 S10 E19\$ W31 S46 E2 FOP=[YR=2018] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18 FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									

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