

LOT 83
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SAPP JOSEPH W & APRIL DAWN
85430 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 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		5 100
Bathrooms		3 100
Frame	03	MASONRY 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	4067.100
------------------	----------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	147,468
FGR	684	55	376	38,586
FOP	133	30	40	4,105
FOP	180	30	54	5,542
FUS	2,078	100	2,078	213,249
PTO	140	5	7	718
STR	33	10	3	308

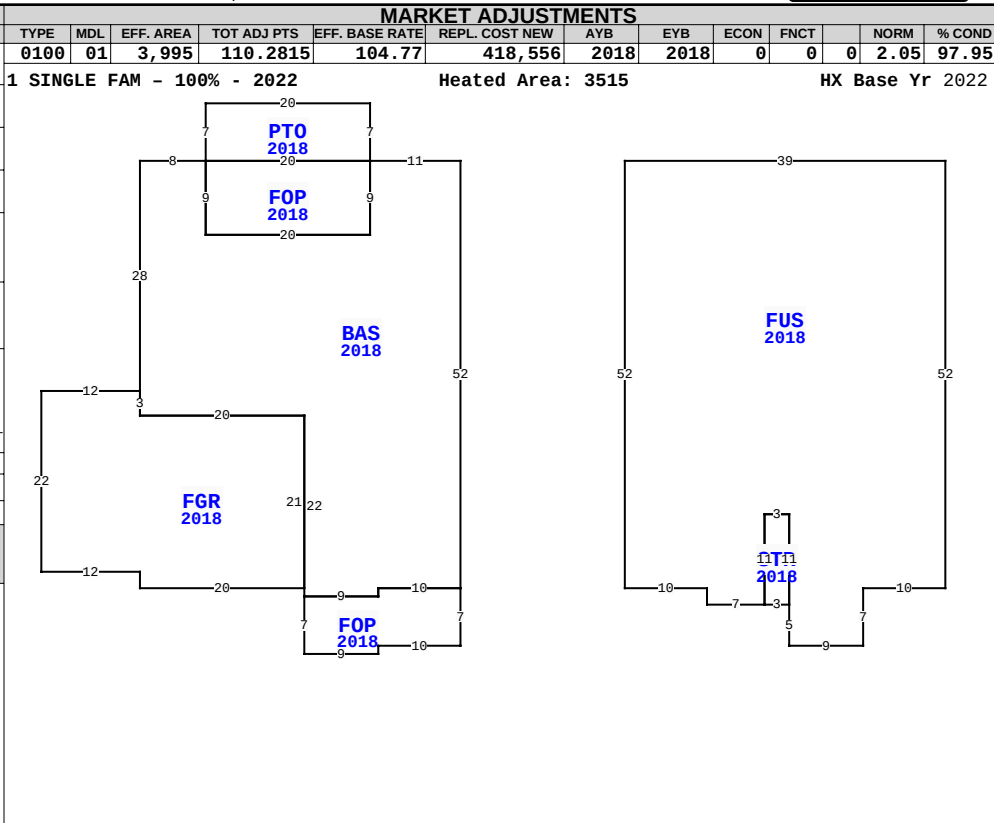
TOTALS	4,685		3,995	409,976
--------	-------	--	-------	---------

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00	4.00	100	2018	2018	3	97	4,237	
2	0476	VF 6 SBPL	0	100	140	0	140.00	LF	32.00	32.00	100	2021	2021	3	98	4,390	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
4	0912	SCRN RM G	0	100	0	0	936.00	SF	20.00	20.00	100	2024	2023		100	18,720	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2024	2023		100	28,560	
6	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2024	2023		100	6,000	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	75,000							



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

85430 AMARYLLIS CT, FERNANDINA BEACH

TOTAL OB/XF 64,201

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,976
TOTAL MARKET OB/XF VALUE		64,201
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		549,177
SOH/AGL Deduction		24,022
ASSESSED VALUE		525,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		475,155
TOTAL JUST VALUE		549,177
NCON VALUE		55,280
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013846	POOL ENCL	16,310	10/27/2023
B230008818		90,385	07/11/2023
C1800431	CO ISSUED	0	06/08/2018
B1800431	NEW CONSTR	445,461	01/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0340	11/15/2021	WD	Q	I	01	599,000
GRANTOR: SCHRAUB JOHNNATHAN G &						
GRANTEE: SAPP JOSEPH W & APR						
2282/0646	6/07/2019	WD	U	I	30	170,800
GRANTOR: SCHRAUB JONATHAN G &						
GRANTEE: SCHRAUB JONATHAN G						

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=2018] W11 PTO=[YR=2018] N7 W20 S7 FOP=[YR=2018] S9 E20 N9 W20\$ E20\$ S9 W20 N9 W8 S28 FGR=[YR=2018] W12 S22 E12 S2 E20 N21 W20 N3\$ S3 E20 S22 FOP=[YR=2018] S7 E9 N1 E10 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR= E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] W3 N11 E3 S11\$ N11 W3 S11 W7 N2 W10 N52\$ W20\$.