

LOT 101
IN OR 2240/1356
AMELIA CONCOURSE SUB PHASE 2

PLA CARLOS R & ANNE
85464 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0101-0000



BUILDING CHARACTERISTICS			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	60		
Interior Floo	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	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	2,204	100	2,204	232,941	
FGR	399	55	219	23,147	
FOP	58	30	17	1,797	
FSP	180	40	72	7,610	
TOTALS	2,841		2,512	265,493	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	114.1056	108.40	272,301	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM - 100% - 2020

Heated Area: 2204

HX Base Yr 2020

The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and areas, each labeled with a code and the year 2018. The rooms are: FSP (Furnace Room) at the top left, BAS (Bathroom) in the center, FGR (Front Room) at the bottom left, and FOP (Front Porch) at the bottom center. The diagram is composed of black lines representing walls and dimensions. The dimensions are: 14, 15, 4, 19, 8, 15, 12, 8, 49, 19, 9, 17, 7, 6, 11, 2, 8, 4, 19, 21, 11, 56. The labels are: FSP 2018, BAS 2018, FGR 2018, FOP 2018.

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								265,493				
TOTAL MARKET OB/XF VALUE								30,404				
TOTAL LAND VALUE - MARKET								75,000				
TOTAL MARKET VALUE								370,897				
SOH/AGL Deduction								126,407				
ASSESSED VALUE								244,490				
TOTAL EXEMPTION VALUE								HX HB SX		100,000		
BASE TAXABLE VALUE								144,490				
TOTAL JUST VALUE								370,897				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								359,591				