

LOT 144
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MARTIN CHARLES III & DWAYNE GRAY
85457 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0144-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

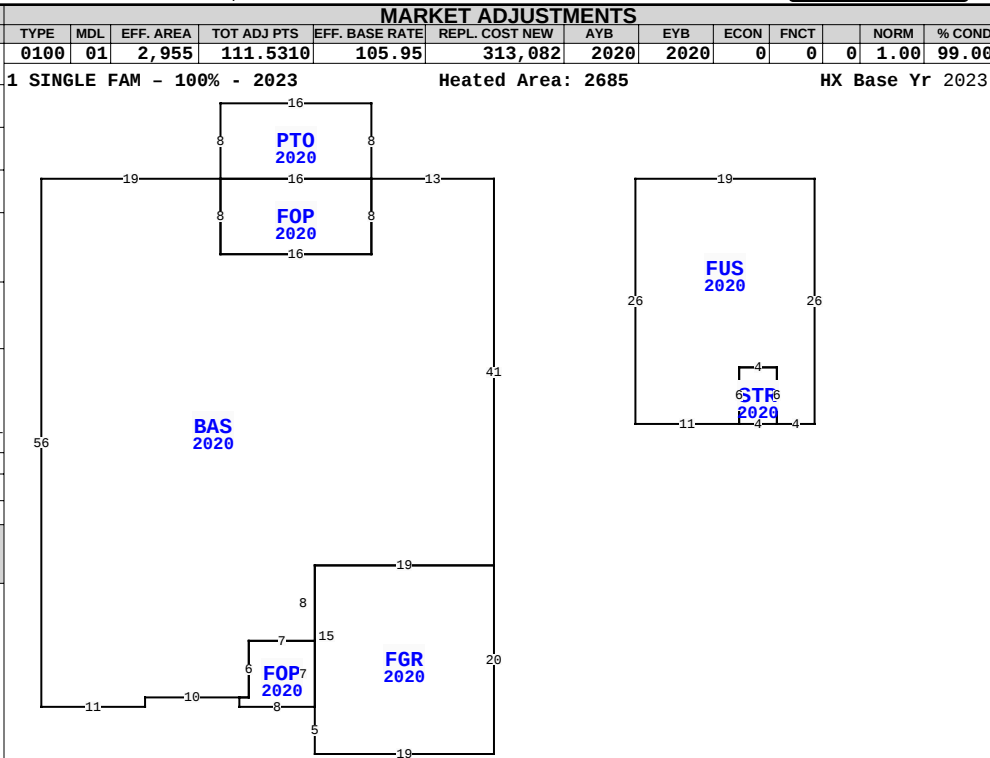
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	232,332
FGR	380	55	209	21,923
FOP	50	30	15	1,573
FOP	128	30	38	3,986
FUS	470	100	470	49,299
PTO	128	5	6	630
STR	24	10	2	210

TOTALS	3,395		2,955	309,951
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2020
2	0810	CONCRETE A	0 100	0	0	642.00	SF	6.50	6.50	100	2020
3	0476	VF 6 SBPL	0 100	0	0	48.00	LF	32.00	32.00	100	2020
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020
5	0462	ST/AL FNC	0 100	66	0	264.00	SF	10.00	10.00	100	2020
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	



85457 AMARYLLIS CT, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
8,849											

TOTAL OB/XF											
8,849											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	309,951		
TOTAL MARKET OB/XF VALUE	8,849		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	393,800		
SOH/AGL Deduction	2,496		
ASSESSED VALUE	391,304		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	336,304		
TOTAL JUST VALUE	393,800		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	379,907		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911600	CO ISSUED	0	02/13/2020
B1911600	NEW CONSTR	351,450	11/06/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2527/1046	1/05/2022	WD Q	I	01	
GRANTOR: PAYNE RYAN M & EMILY					
GRANTEE: MARTIN CHARLES III					
2344/0529	2/27/2020	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: PAYNE RYAN M & EMIL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W13 PTO=[YR=2020] N8 W16 S8 E16\$ FOP=[YR=2020] W16 S8 E16 N8 \$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR= E15 FUS=[YR=2020] E19 S26 W4 STR=[YR=2020] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$.											