LOT 1
IN OR 2119/1197
AMELIA CONCOURSE SUB #1

KOBLER IAN P & JENNIFER R
85189 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0001-0000

BUILDING CHARACTERISTICS

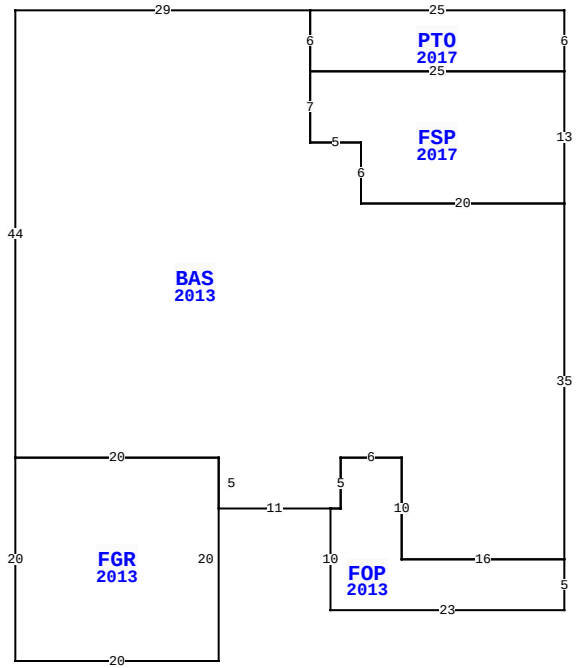
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2013	2,151	228,076
FGR	400	55	2013	220	23,327
FOP	180	30	2013	54	5,726
FSP	295	40	2017	118	12,512
PTO	150	5	2017	8	848
TOTALS	3,176			2,551	270,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,551	111.7872	111.79	285,176	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2151 HX Base Yr 2018



85189 AMARYLLIS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,489
TOTAL MARKET OB/XF VALUE		51,246
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		406,735
SOH/AGL Deduction		121,551
ASSESSED VALUE		285,184
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,462
TOTAL JUST VALUE		406,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009155	SWIM POOL	54,340	09/07/2018
B1327510	CO ISSUED	0	12/19/2013
E1326553	NEW CONSTR	0	08/01/2013
P1316792	NEW CONSTR	0	08/01/2013
B1327510	NEW CONSTR	255,816	07/01/2013
B1327510	NEW CONSTR	255,816	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2119/1197	5/10/2017	WD	Q	I	01	255,000
GRANTOR: GANUNG JEFFREY SCOTT						
GRANTEE: KOBLER IAN P & JENN						
1897/0464	12/23/2013	SW	Q	I	01	214,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GANUNG JEFFREY SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] N6 W25 S6 E25$ FSP=[YR=2017] W25
BAS=[YR=2013] N6 W29 S44 FGR=[YR=2013] S20 E20 N20 W20 $
E20 S5 E11 FOP=[YR=2013] S10 E23 N5 W16 N10 W6 S5 W1 $ E1 N5
E6 S10 E16 N35 W20 N6 W5N7 $S7E5 S6 E20 N13 $.

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	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2013	2013	3	93	3,250	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2013	2013	3	83	3,984	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	
4	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	2018	2018	3	84	31,987	
5	0855	CONC PAVER	0	100	0	0	1,214.00	SF	10.00	10.00	100	2018	2018	3	97	11,776	

LAND DESCRIPTION

TOTAL OB/XF 51,246

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/15/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS