LOT 2
AMELIA CONCOURSE SUB #1
PB 7/183

WINKLER WAYNE & BEVERLY
85177 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0002-0000

BUILDING CHARACTERISTICS

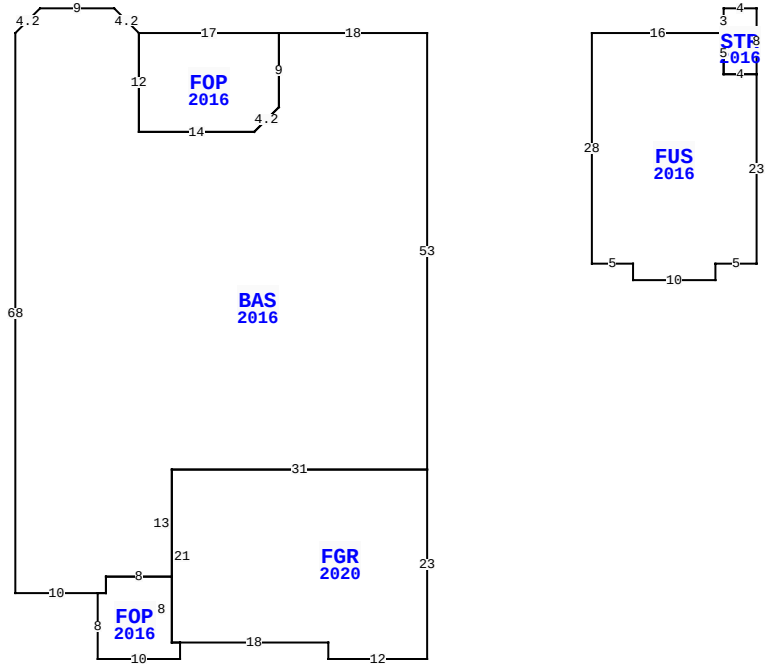
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2016	2,756	300,075
FGR	675	55	2020	371	40,395
FOP	90	30	2016	27	2,939
FOP	200	30	2016	60	6,533
FUS	560	100	2016	560	60,974
STR	32	10	2016	3	326
TOTALS	4,313			3,777	411,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,777	112.8330	112.83	426,159	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 3316 HX Base Yr 2022



85177 AMARYLLIS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,243
TOTAL MARKET OB/XF VALUE		9,193
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		505,436
SOH/AGL Deduction		39,124
ASSESSED VALUE		466,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		415,590
TOTAL JUST VALUE		505,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631902	CO ISSUED	0	03/20/2017
B1631902	NEW CONSTR	406,185	03/08/2016
R10940	REPAIR/RRF	3,600	12/01/2007
B20892	NEW CONSTR	212,850	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/0026	2/16/2021	SW	Q	I	02	499,900
GRANTOR: MODEL HOME BTC 1 LP						
GRANTEE: WINKLER WAYNE & BEV						
2169/0620	12/28/2017	SW	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MODEL HOME BTC 1 LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 FOP=[YR=2016] W17 S12 E14 U3 R3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 L3 D3 S68 E10 FOP=[YR=2016] S8 E10 N2 FGR=[YR=2020] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W1$ E1 N2 E8 N13 E31 N53$ PTR= E20 FUS=[YR=2016] E16 STR=[YR=2016] N3 E4 S8 W4 N5$ S5 E4 S23 W5 S2 W10 N2 W5 N28$ W20$.

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	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2017	2017	3	96	281	
2	0810	CONCRETE A	0	100	28	5	140.00	SF	6.50	6.50	100	2017	2017	3	96	874	
3	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	100	2017	2017	3	96	4,643	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 9,193

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 12/14/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS