LOT 3
AMELIA CONCOURSE SUB #1
PB 7/183

KITTEN SPENCER A & ROSEMARY R
85167 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0003-0000

BUILDING CHARACTERISTICS

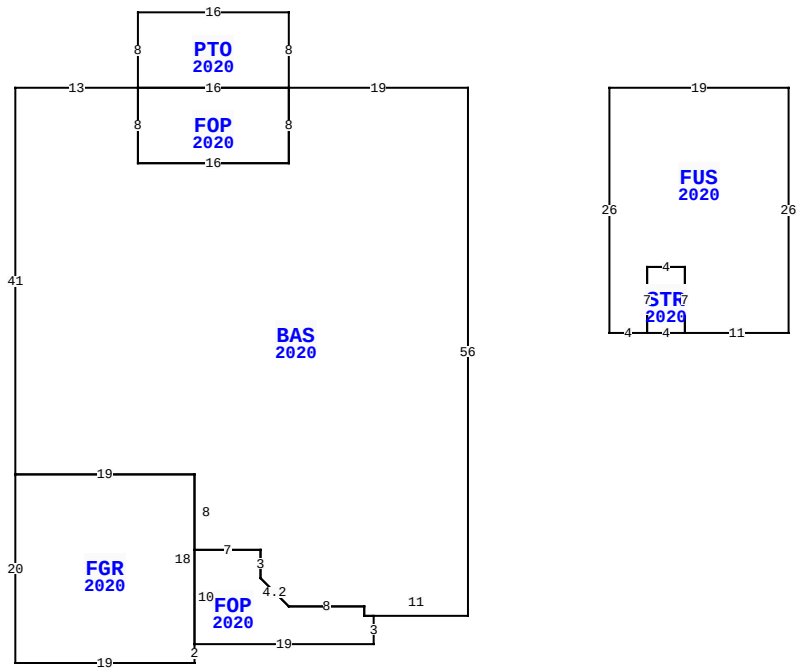
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2020	2,211	257,508
FGR	380	55	2020	209	24,341
FOP	122	30	2020	37	4,309
FOP	128	30	2020	38	4,426
FUS	466	100	2020	466	54,274
PTO	128	5	2020	6	698
STR	28	10	2020	3	350
TOTALS	3,463			2,970	345,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,970	118.2426	118.24	351,173	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2677 HX Base Yr 2025



85167 AMARYLLIS CT, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	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		345,905
TOTAL MARKET OB/XF VALUE		3,474
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		434,379
SOH/AGL Deduction		0
ASSESSED VALUE		434,379
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		383,657
TOTAL JUST VALUE		434,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C205162	CO ISSUED	0	12/02/2020
B205162	NEW CONSTR	352,358	07/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/0357	3/29/2023	WD	Q	I	01	515,000
GRANTOR: PITTMAN DONALD ANDREW						
GRANTEE: KITTEN SPENCER A &						
2415/1860	12/03/2020	WD	Q	I	01	316,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PITTMAN DONALD ANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 PTO=[YR=2020] N8 W16 S8 FOP=[YR=2020] S8 E16 N8 W16$ E16 $ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N2 FOP=[YR=2020] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N18 W19$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56$ PTR= E15 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N7 E4 S7$ N7 W4 S7 W4 N26$ W15$.

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	9	3	27.00	SF	6.50	6.50	100	2020	2020	3	98	172	
2	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2020	2020	3	98	3,302	

LAND DESCRIPTION

TOTAL OB/XF 3,474

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 12/10/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS