

LOT 5
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

RLC LIVING TRUST/CAMP LORI CANADY TRUSTEE
85133 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

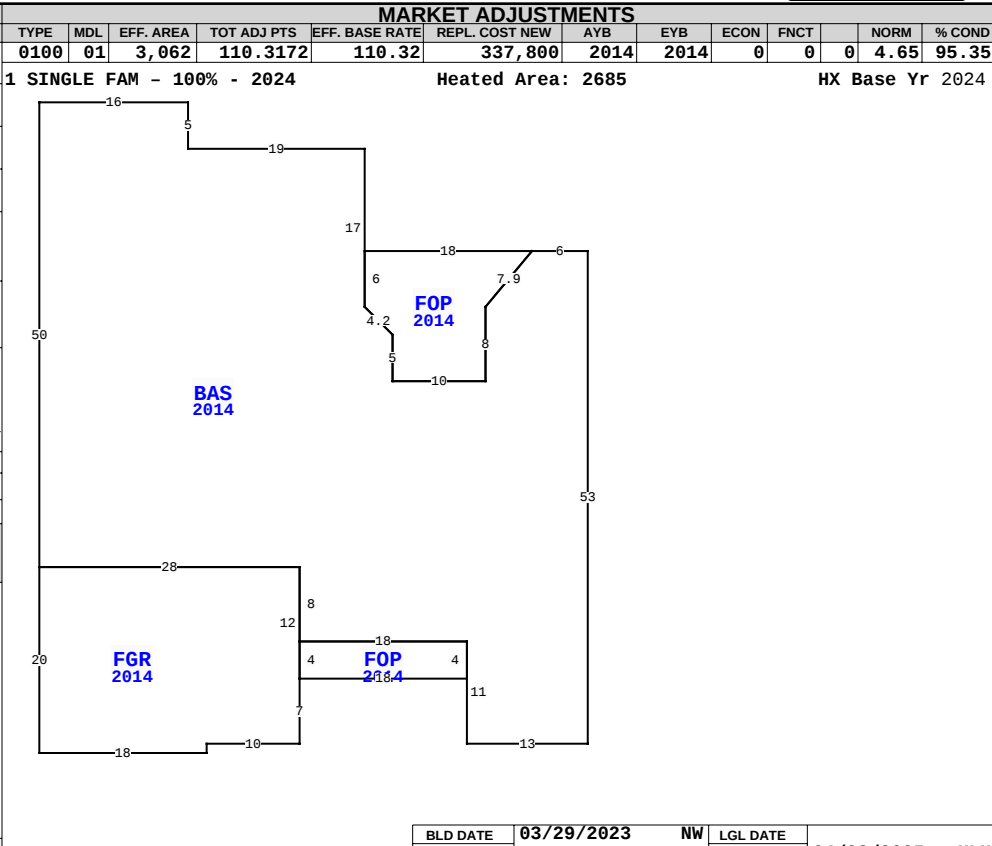
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,685	100	2014	2,685	282,435
FGR	550	55	2014	302	31,768
FOP	72	30	2014	22	2,314
FOP	178	30	2014	53	5,575
TOTALS	3,485			3,062	322,092

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,178.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00



85133 AMARYLLIS CT, FERNANDINA BEACH					XF DATE					LAND DATE		04/23/2025	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,178.00	SF	5.20	5.20	100	2014	2014	3	94	5,758				
250.00	LF	32.00	32.00	100	2017	2017	3	90	7,200				
1.00	UT	300.00	300.00	100	2017	2017	3	90	270				

TOTAL OB/XF									
13,228									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					322,092				
TOTAL MARKET OB/XF VALUE					13,228				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					420,320				
SOH/AGL Deduction					12,799				
ASSESSED VALUE					407,521				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					356,799				
TOTAL JUST VALUE					420,320				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					396,036				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107549	SOLAR PANELS	39,905	06/09/2021
B1327759	CO ISSUED	0	02/28/2014
B1327759	NEW CONSTR	324,177	09/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2801/1998	7/06/2025	QC	U	I	11	100	
GRANTOR: CAMP ROBERT N JR & LO							
GRANTEE: RLC LIVING TRUST							
2665/824	9/07/2023	WD	Q	I	01	520,000	
GRANTOR: DECKER BRIAN THOMAS							
GRANTEE: CAMP ROBERT N JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W6 FOP=[YR=2014] W18 S6 D3 R3 S5 E10 N8 R5 U6 \$ D6 L5 S8 W10 N5 U3 L3 N17 W19 N5 W16 S50 FGR=[YR=2014] S20 E18 N1 E10 N7 FOP=[YR=2014] E18 N4 W18 S4 \$ N12 W28 \$ E28 S8 E18 S11 E13 N53 \$.									