LOT 59
IN OR 2076/803
AMELIA CONCOURSE SUB #1

DRIGGERS WARREN C
85064 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0059-0000

BUILDING CHARACTERISTICS

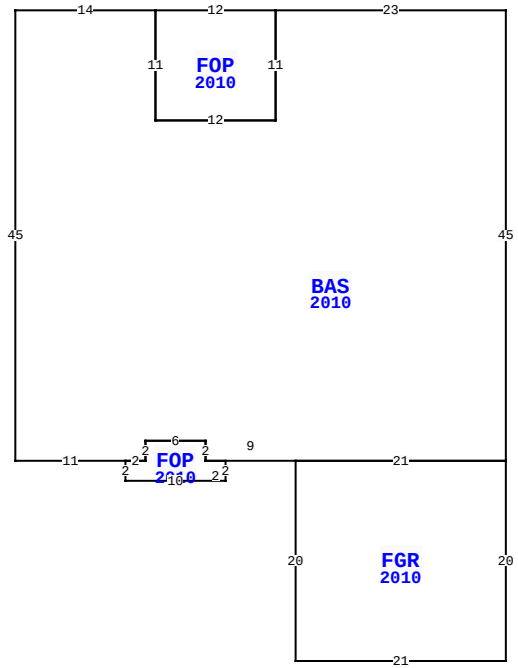
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,061	100	2010	2,061	219,678
FGR	420	55	2010	231	24,622
FOP	32	30	2010	10	1,066
FOP	132	30	2010	40	4,264
TOTALS	2,645			2,342	249,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	114.1161	114.12	267,269	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2017 Heated Area: 2061 HX Base Yr 2017



85064 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		249,629
TOTAL MARKET OB/XF VALUE		10,767
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		345,396
SOH/AGL Deduction		120,132
ASSESSED VALUE		225,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,542
TOTAL JUST VALUE		345,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24038	CO ISSUED	0	01/03/2011
M15752	H/AC	0	11/01/2010
E23011	NEW CONSTR	0	10/01/2010
B24038	NEW CONSTR	227,508	10/01/2010
P14492	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/0803	10/06/2016	WD	Q	I	01	195,000
GRANTOR: CARNES BRIAN A & MELI						
GRANTEE: DRIGGERS WARREN C						
1732/1432	3/23/2011	WD	U	I	11	100
GRANTOR: D R HORTON INC						
GRANTEE: CARNES BRIAN A & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W23 FOP=[YR=2010] W12 S11 E12 N11 $ S11 W12 N11 W14 S45 E11 FOP=[YR=2010] S2 E10 N2 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E9 FGR=[YR=2010] S20 E21 N20 W21 $ E21 N45 $.

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	745.00	SF	5.20	5.20	100	2010	2010	3	90	3,487	
2	0476	VF 6 SBPL	0	100	0	0	105.00	LF	32.00	32.00	100	2011	2011	3	78	2,621	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	
4	0479	VF PICKET	0	100	0	0	75.00	LF	10.00	10.00	100	2011	2011	3	78	585	
5	0855	CONC PAVER	0	100	20	20	400.00	SF	10.00	10.00	100	2017	2017	3	96	3,840	

LAND DESCRIPTION

TOTAL OB/XF 10,767

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	000134	C	RES POND	100	0003	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 06/25/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS