LOT 60
IN OR 1730/1417
AMELIA CONCOURSE SUB #1

WILDER DONALD E JR & SHERRY L
85078 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

**2025**

**30-2N-28-0150-0060-0000**

## BUILDING CHARACTERISTICS

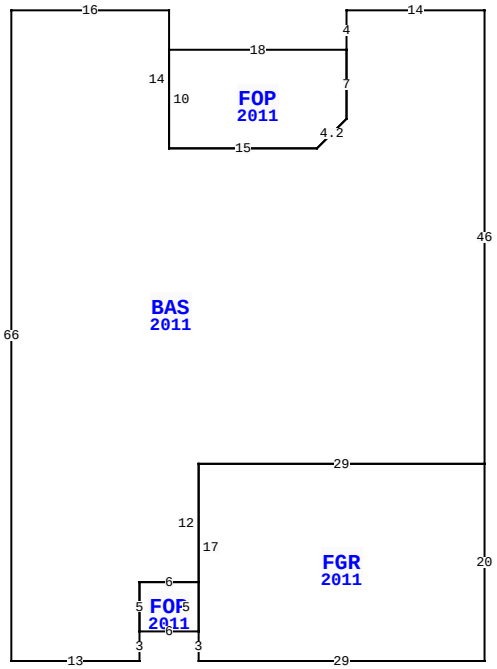
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 2,293 | 100 | 2011 | 2,293 | 247,200 |
| FGR | 580 | 55 | 2011 | 319 | 34,390 |
| FOP | 30 | 30 | 2011 | 9 | 970 |
| FOP | 176 | 30 | 2011 | 53 | 5,714 |
| TOTALS | 3,079 | | | 2,674 | 288,275 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,674 | 114.8112 | 114.81 | 307,002 | 2011 | 2011 | 0 | 0 | 0 | 6.10 | 93.90 |

1 SINGLE FAM – 100% - 2012 Heated Area: 2293 HX Base Yr 2012




| BLD DATE | 03/29/2023 | NW | LGL DATE | |
|---|---|---|---|---|
| XF DATE | | | LAND DATE | 04/23/2025 MLU |
| INC DATE | | | AG DATE | |

85078 AMARYLLIS CT, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 288,275 |
| TOTAL MARKET OB/XF VALUE | | 4,292 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 377,567 |
| SOH/AGL Deduction | | 189,220 |
| ASSESSED VALUE | | 188,347 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 137,625 |
| TOTAL JUST VALUE | | 377,567 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 354,659 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C24052 | CO ISSUED | 0 | 01/18/2011 |
| M15767 | H/AC | 0 | 11/01/2010 |
| P14512 | NEW CONSTR | 0 | 11/01/2010 |
| B24052 | NEW CONSTR | 259,060 | 10/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1943/0262 | 9/30/2014 | QC | U | I | 11 | 100 |
| GRANTOR: DRH ENERGY INC | | | | | | |
| GRANTEE: WILDER DONALD EARL | | | | | | |
| 1730/1417 | 3/15/2011 | WD | Q | I | 01 | 176,200 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: WILDER DONALD E JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W14 S4 FOP=[YR=2011] W18 S10 E15 U3 R3 N7 $ S7 D3 L3 W15 N14 W16 S66 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S3 E29 N20 W29 S17$ N5 W6 S5 $ N5 E6 N12 E29 N46 $.

## 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 | 907.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 91 | 4,292 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,292

| 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 | | 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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS