LOT 62
IN OR 2202/1444
AMELIA CONCOURSE SUB #1

LAFRAMBOISE STEVEN G & CATHERINE M
85104 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0062-0000

BUILDING CHARACTERISTICS

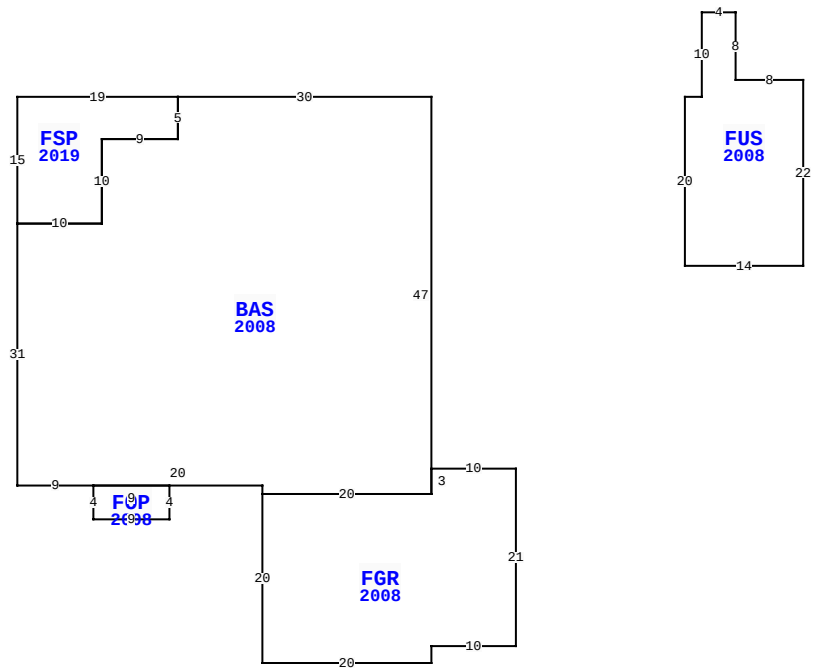
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	2,079	100	2008	2,079	210,146
FGR	610	55	2008	336	33,963
FOP	36	30	2008	11	1,112
FSP	195	40	2019	78	7,884
FUS	336	100	2008	336	33,963
TOTALS	3,256			2,840	287,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	109.8720	109.87	312,031	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2415 HX Base Yr 2019



85104 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		287,069
TOTAL MARKET OB/XF VALUE		3,531
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		375,600
SOH/AGL Deduction		118,529
ASSESSED VALUE		257,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,349
TOTAL JUST VALUE		375,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20891	CO ISSUED	0	12/21/2009
M13663	MECH OTHER	0	03/01/2008
P13043	OTHER	0	02/01/2008
R10939	REPAIR/RRF	3,600	12/01/2007
B20891	NEW CONSTR	212,850	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2202/1444	6/05/2018	WD	Q	I	01	269,500
GRANTOR: DEBERRY BRANDY N & CH						
GRANTEE: LAFRAMBOISE STEVEN						
1656/0697	12/22/2009	WD	Q	I	01	199,900
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: DEBERRY BRANDY N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W30 FSP=[YR=2019] W19 S15 E10 N10 E9 N5 $ S5 W9 S10 W10 S31 E9 FOP=[YR=2008] S4 E9 N4 W9 $ E20 S1 FGR=[YR=2008] S20 E20 N2 E10 N21 W10 S3 W20 $ E20 N47 $ PTR= E30 FUS=[YR=2008] E2 N10 E4 S8 E8 S22 W14 N20 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	1,003.00	SF	4.00	4.00	100	2008	2008	3	88	3,531	

LAND DESCRIPTION

TOTAL OB/XF 3,531

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 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS