LOT 65
IN OR 1945/40
EX MINERAL RIGHTS PT 1826/1193

FINE RICHARD D & ANGELA D
85140 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

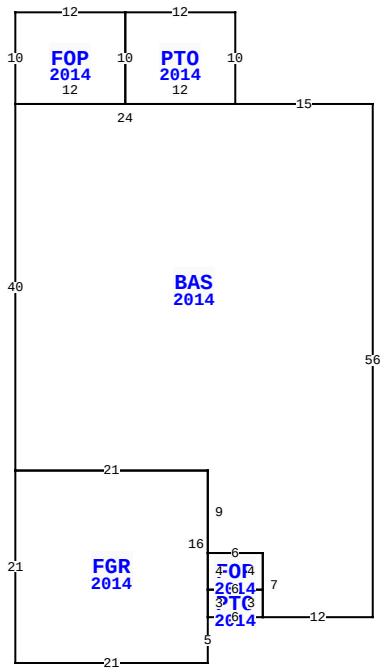
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,806	100	2014	1,806	207,504
FGR	441	55	2014	243	27,920
FOP	24	30	2014	7	805
FOP	120	30	2014	36	4,136
PTO	18	5	2014	1	115
PTO	120	5	2014	6	689
TOTALS	2,529			2,099	241,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	120.4959	120.50	252,930	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1806 HX Base Yr 2016



85140 AMARYLLIS CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,169
TOTAL MARKET OB/XF VALUE		3,197
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		329,366
SOH/AGL Deduction		120,283
ASSESSED VALUE		209,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,361
TOTAL JUST VALUE		329,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428984	CO ISSUED	0	10/10/2014
B1428984	NEW CONSTR	217,800	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/0040	10/30/2014	SW	Q	I	02	218,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FINE RICHARD DEAN &						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 PTO=[YR=2014] N10 W12 FOP=[YR=2014] W12 S10 E12 N10 $ S10 E12 $ W24 S40 FGR=[YR=2014] S21 E21 N5 PTO=[YR=2014] E6 N3 FOP=[YR=2014] N4 W6 S4 E6 $ W6 S3 $ N16 W21 $ E21 S9 E6 S7 E12 N56 $.

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	654.00	SF	5.20	5.20	100	2014	2014	3	94	3,197	

LAND DESCRIPTION

TOTAL OB/XF 3,197

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 11/06/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS