LOT 66
AMELIA CONCOURSE SUB #1
PB 7/183

WILLIAMS PATRICK W
85272 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0066-0000

BUILDING CHARACTERISTICS

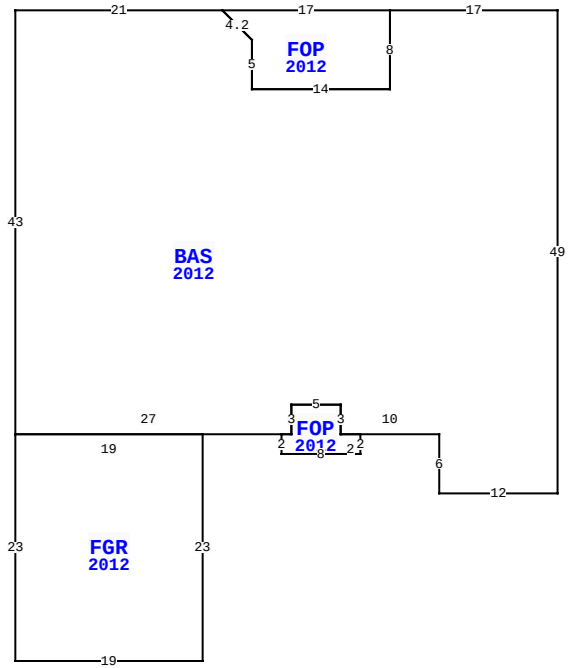
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,306	100	2012	2,306	252,426
FGR	437	55	2012	240	26,272
FOP	31	30	2012	9	985
FOP	117	30	2012	35	3,832
TOTALS	2,891			2,590	283,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	116.0208	116.02	300,492	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2023 Heated Area: 2306 HX Base Yr 2023



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

85272 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,514
TOTAL MARKET OB/XF VALUE		4,107
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		372,621
SOH/AGL Deduction		14,613
ASSESSED VALUE		358,008
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		302,286
TOTAL JUST VALUE		372,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E202994	SOLAR PANELS	37,563	05/01/2020
C1226242	CO ISSUED	0	11/21/2012
E25300	NEW CONSTR	0	08/01/2012
B26242	NEW CONSTR	254,599	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/0706	3/16/2020	WD	Q	I	02	262,000
GRANTOR: ROWE CAROLYN G						
GRANTEE: WILLIAMS PATRICK W						
1961/0001	1/20/2015	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: ROWE KENNETH E & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] W17 D3 R3 S5 E14 N8 $ S8 W14 N5 U3 L3 W21 S43 FGR=[YR=2012] S23 E19 N23 W19 $ E27 FOP=[YR=2012] S2 E8 N2 W2 N3 W5 S3 W1 $ E1 N3 E5 S3 E10 S6 E12 N49 $.

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	1,116.00	SF	4.00	4.00	100	2012	2012	3	92	4,107	

LAND DESCRIPTION

TOTAL OB/XF 4,107

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS