LOT 67
AMELIA CONCOURSE SUB #1
PB 7/183

PAGE ADAM C & AMY J
85282 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0067-0000

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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

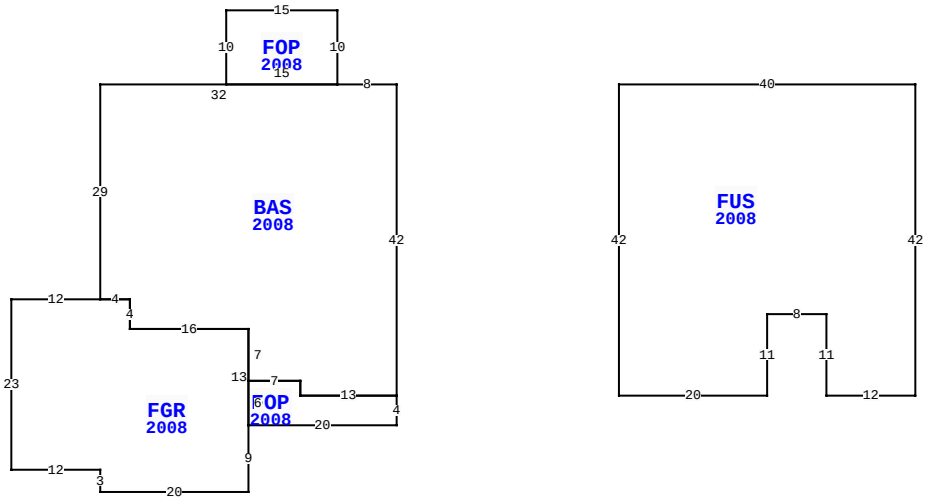
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	2008	1,470	142,111
FGR	732	55	2008	403	38,959
FOP	94	30	2008	28	2,707
FOP	150	30	2008	45	4,351
FUS	1,592	100	2008	1,592	153,904
TOTALS	4,038			3,538	342,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,538	105.0840	105.08	371,773	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3062 HX Base Yr 2022



85282 AMARYLLIS CT, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE		
XF DATE	12/05/2008	RK	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		342,031
TOTAL MARKET OB/XF VALUE		4,681
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		431,712
SOH/AGL Deduction		68,437
ASSESSED VALUE		363,275
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,553
TOTAL JUST VALUE		431,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009695	KITCHEN REMODEL P	20,000	08/21/2024
C20711	CO ISSUED	0	05/14/2009
E20192	ELEC OTHER	2,000	11/01/2007
M13458	MECH OTHER	0	11/01/2007
P12822	OTHER	0	11/01/2007
R10815	REPAIR/RRF	10,000	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0620	1/29/2021	WD	Q	I	01	372,000
GRANTOR: CRANE CHARLES J & REN						
GRANTEE: PAGE ADAM C & AMY J						
1689/0952	7/15/2010	WD	U	I	11	240,900
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: CRANE CHARLES J & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 FOP=[YR=2008] N10 W15 S10 E15 $ W32 S29
FGR=[YR=2008] W12 S23 E12 S3 E20 N9 FOP=[YR=2008] E20 N4
W13 N2 W7 S6 $ N13 W16 N4 W4 $ E4 S4 E16 S7 E7 S2 E13 N42 $
PTR=E30 FUS=[YR=2008] E40 S42 W12 N11 W8 S11 W20 N42 $ 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	0811	CONCRETE B	0	100	0	0	1,023.00	SF	5.20	5.20	100	2008	2008	3	88	4,681	

LAND DESCRIPTION

TOTAL OB/XF 4,681

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 12/16/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS