

LOT 68
IN OR 1940/665
AMELIA CONCOURSE SUB #1

WATERS ANTHONY J & NICHOLE D
85292 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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	5	100
Bathrooms	4	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2014	1,296	135,004
FGR	688	55	2014	378	39,377
FOP	80	30	2014	24	2,500
FOP	220	30	2014	66	6,876
FUS	1,692	100	2014	1,692	176,255

TOTALS	3,976			3,456	360,011
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EXTRA FEATURES					
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L N	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	972.00	SF	5.20	5.20	100	2014	2014	3	94	4,751	
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2018	2018	3	92	6,182	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0462	ST/AL FNC	0	100	30	0	150.00	SF	10.00	10.00	100	2020	2020	3	90	1,350	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
6	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2020	2020	3	90	29,835	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
8	0855	CONC PAVER	0	100	0	0	1,014.00	SF	10.00	10.00	100	2020	2020	3	98	9,937	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

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	12/16/2020	BY	KW	Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000	PRINTED 07/30/2025 BY SYS			
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,456	109.2546	109.25	377,568	2014	2014	0	0	0	4.65	95.35	

1 SINGLE FAM - 100% - 2019

Heated Area: 2988

HX Base Yr 2019

Floor plan diagram showing three rooms and their dimensions:

- FOP 2014** (top right): 10' x 22'
- BAS 2014** (middle left): 32' x 22'
- FGR 2014** (bottom left): 24' x 29'

Connecting walls and other dimensions:

- Top wall: 22'
- Left wall: 32'
- Right wall: 32'
- Bottom wall: 29'
- Internal walls: 18', 22', 25', 16', 11', 7', 5.7', 4', 8', 12', 16', 33', 48', 12', 16', 10', 19'

Floor plan diagram showing a single room and its dimensions:

- FUS 2014** (center): 48' x 33'

Connecting walls and other dimensions:

- Top wall: 40'
- Left wall: 48'
- Right wall: 33'
- Bottom wall: 16'
- Internal walls: 16', 12', 12', 16', 10', 19'

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

85292 AMARYLLIS CT, FERNANDINA BEACH																	
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TOTAL OB/XF																	
54,612																	

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		360,011	
TOTAL MARKET OB/XF VALUE		54,612	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		499,623	
SOH/AGL Deduction		148,974	
ASSESSED VALUE		350,649	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		299,927	
TOTAL JUST VALUE		499,623	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,847	