

LOT 96
AMELIA CONCOURSE SUB #1
PB 7/183

HRABAN JEREMY GLEN & EVONNE L
85366 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0096-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	05	AVERAGE 70	0100	01	3,478	109.2546	109.25	379,972	2014	2014	0	0	0	4.65	95.35	VALUATION SUMMARY																							
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2024													Heated Area: 2988 HX Base Yr 2024																							
Roof Structure	03	GABLE/HIP 100	22 10 FSP 2014 18 22 BAS 2014 25 5.7 5.7 FOP 2014 24 16 FGR 2014 40 33 FUS 2014													VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100														Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE												362,303											
Interior Floo	14	CARPET 60														TOTAL MARKET OB/XF VALUE												60,256											
Interior Floo	11	CLAY TILE 40														TOTAL LAND VALUE - MARKET												85,000											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE												507,559											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction												10,303											
Bedrooms	5	100														ASSESSED VALUE												497,256											
Bathrooms	4	100														TOTAL EXEMPTION VALUE												HX HB VX 55,722											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE												441,534											
Stories	2.	2. 100	TOTAL JUST VALUE												507,559																								
Units	0	100	NCON VALUE												0																								
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 483,242																								
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	1,296	100	2014	1,296	135,004																																		
FGR	688	55	2014	378	39,377																																		
FOP	80	30	2014	24	2,500																																		
FSP	220	40	2014	88	9,167																																		
FUS	1,692	100	2014	1,692	176,255																																		
TOTALS	3,976			3,478	362,303																																		
EXTRA FEATURES																		85366 AMARYLLIS CT, FERNANDINA BEACH																					
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	883.00	SF	5.20	5.20	100	2014	2014	3	94	4,316																							
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2014	2014	3	85	4,570																							
3	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	100	2014	2014	3	85	816																							
4	0911	SCRN RM A	0	100	0	0	980.00	SF	17.50	17.50	100	2019	2019	3	82	14,063																							
5	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2019	2019	3	87	31,059																							
6	0855	CONC PAVER	0	100	0	0	560.00	SF	10.00	10.00	100	2019	2019	3	97	5,432																							
TOTAL OB/XF 60,256																																							
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 10/30/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																							

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/1507	12/12/2022	WD	Q	I	01	660,000	
GRANTOR: AUGUSTINE STAURT T &							
GRANTEE: HRABAN JEREMY GLEN							
2222/1500	5/04/2018	WD	Q	I	01	315,000	
GRANTOR: KENNEDY MICHAEL & SAR							
GRANTEE: AUGUSTINE STAURT T							

BUILDING DIMENSIONS
FSP=[YR=2014] W22 S10 BAS=[YR=2014] W18 S32 FGR=[YR=2014] S24 E29 N16 FOP=[YR=2014] E11 N8 W7 D4 L4 S4 \$ N4 U4 L4 W25 \$ E25 D4 R4 U4 R4 E7 N32 W22 \$ E22 N10 \$ PTR= E30 FUS=[YR=2014] E40 S33 W16 S16 W12 N1 W12 N48 \$ W30 \$.