LOT 98
IN OR 2007/458
AMELIA CONCOURSE SUB #1

DEFABIO ANTHONY J & SUZANNE L REV LIVING TRST/DEFA
85421 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

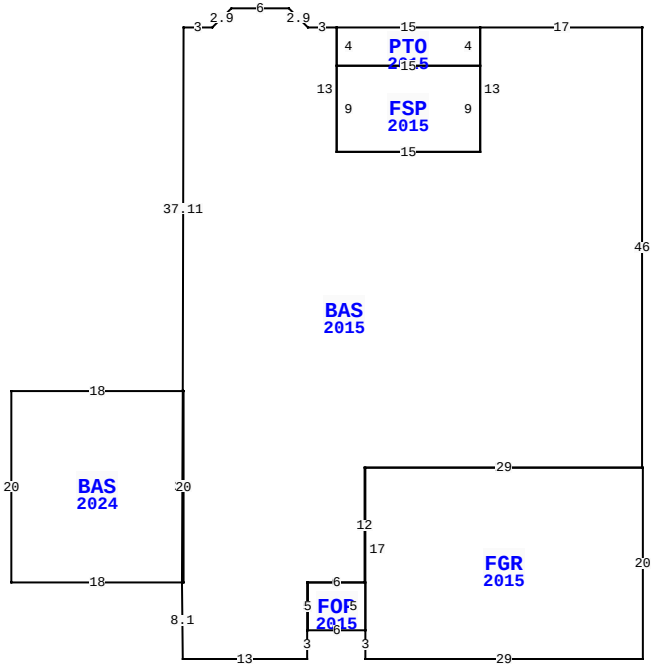
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,361	100	2015	2,361	240,898
BAS	360	100	2024	360	36,732
FGR	580	55	2015	319	32,549
FOP	30	30	2015	9	918
FSP	135	40	2015	54	5,509
PTO	60	5	2015	3	306
TOTALS	3,526			3,106	316,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,106	106.4532	106.45	330,634	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2721 HX Base Yr 2016



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

85421 AMARYLLIS CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,913
TOTAL MARKET OB/XF VALUE		10,584
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		412,497
SOH/AGL Deduction		137,131
ASSESSED VALUE		275,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,644
TOTAL JUST VALUE		412,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005188	BEDRM 360 SF	60,253	04/21/2023
B1530297	CO ISSUED	0	08/21/2015
B1530297	NEW CONSTR	293,642	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2007/0458	9/25/2015	SW	Q	I	01	250,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DEFABIO ANTHONY JR						
1956/1691	1/06/2015	SW	U	V	30	667,400
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W17 S13 W15 N13 W3 U2L2 W6 D2L2 W3
D37.11L0.1 D20L0.1 D8.1R0.1 E13 N3 N5 E6 N12 E29 N46 $
FGR=[YR=2015;ORIG=-29,63] S3 E29 N20 W29 S17 $
FSP=[YR=2015;ORIG=-32,4] S9 E15 N9 W15 $
PTO=[YR=2015;ORIG=-17,0] W15 S4 E15 N4 $
FOP=[YR=2015;ORIG=-35,63] E6 N5 W6 S5 $
BAS=[YR=2024;ORIG=-66,38] E18 S20 W18 N20 $
.

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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2015	2015	3	95	185	
2	0811	CONCRETE B	0	100	0	0	835.00	SF	5.20	5.20	100	2015	2015	3	95	4,125	
3	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2015	2015	3	87	6,013	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 10,584

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	000100	C	RES	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 12/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS