LOT 114
AMELIA CONCOURSE SUB #1
PB 7/183

**DE PAULO ISAC & JONILEE SILVA**
85371 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

**2025**

**30-2N-28-0150-0114-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

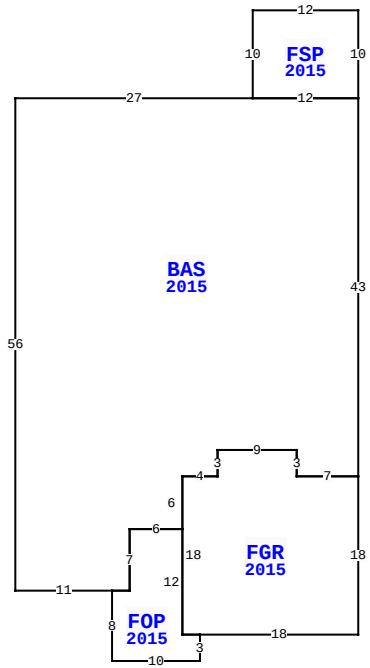
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,855 | 100 | 2015 | 1,855 | 211,318 |
| FGR | 387 | 55 | 2015 | 213 | 24,264 |
| FOP | 112 | 30 | 2015 | 34 | 3,873 |
| FSP | 120 | 40 | 2015 | 48 | 5,468 |
| TOTALS | 2,474 | | | 2,150 | 244,924 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,150 | 118.8495 | 118.85 | 255,528 | 2015 | 2015 | 0 | 0 | 0 | 4.15 | 95.85 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1855 HX Base Yr




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

85371 AMARYLLIS CT, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 244,924 |
| TOTAL MARKET OB/XF VALUE | 7,263 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 337,187 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 337,187 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 337,187 |
| TOTAL JUST VALUE | 337,187 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 316,235 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530320 | CO ISSUED | 0 | 07/30/2015 |
| B1530320 | NEW CONSTR | 224,688 | 04/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2715/549 | 5/23/2024 | WD | Q | I | 01 | 409,900 |
| GRANTOR: AUERBACH JAMES ALLEN | | | | | | |
| GRANTEE: DE PAULO ISAC & JON | | | | | | |
| 2144/1936 | 9/05/2017 | WD | Q | I | 02 | 245,000 |
| GRANTOR: LONG EDWARD W & FAYE | | | | | | |
| GRANTEE: AUERBACH JUDY & JAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2015] W12 S10 BAS=[YR=2015] W27 S56 E11 FOP=[YR=2015] S8 E10 N3 FGR=[YR=2015] E18 N18 W7 N3 W9 S3 W4 S18 E2$ W2 N12 W6 S7 W2$ E2 N7 E6 N6 E4 N3 E9 S3 E7 N43 W12$ E12 N10$.

## 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 | 0 | 0 | 0 | 764.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 3,774 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 24.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 148 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 120.00 | LF | 32.00 | 32.00 | 100 | 2015 | 2015 | 3 | 87 | 3,341 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,263

| 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 | 0 | | 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