LOT 127
AMELIA CONCOURSE SUB #1
PB 7/183

BERTRAND MATTHEW & KRISTIN
85323 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

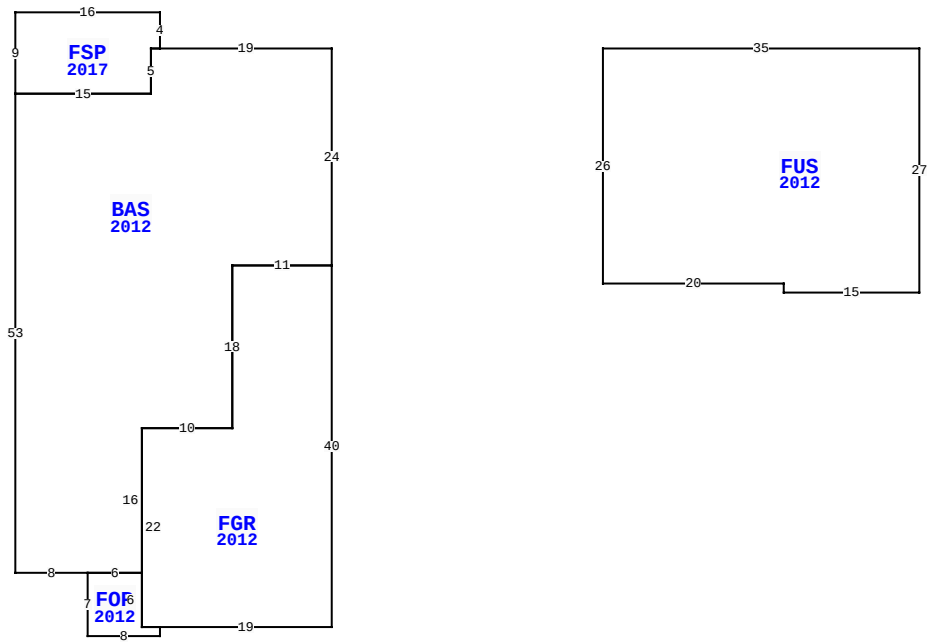
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,421	100	2012	1,421	151,769
FGR	660	55	2012	363	38,770
FOP	44	30	2012	13	1,389
FSP	139	40	2017	56	5,981
FUS	925	100	2012	925	98,794
TOTALS	3,189			2,778	296,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	113.1984	113.20	314,470	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 0% - 2025 Heated Area: 2346 HX Base Yr



85323 AMARYLLIS CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	296,702
TOTAL MARKET OB/XF VALUE	20,407
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	402,109
SOH/AGL Deduction	0
ASSESSED VALUE	402,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,109
TOTAL JUST VALUE	402,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100207	(2) WINDOWS	4,500	01/03/2021
B25993	CO ISSUED	0	09/17/2012
E25236	TEMP POLE	0	07/01/2012
E25140	NEW CONSTR	0	06/01/2012
B25993	NEW CONSTR	266,776	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/1156	6/04/2025	WD	Q	I	01	430,000
GRANTOR: JANISZEWSKI DAVID P						
GRANTEE: BERTRAND MATTHEW &						
2244/1164	12/17/2018	WD	Q	I	02	278,000
GRANTOR: WEBB SETH M & AMANDA						
GRANTEE: JANISZEWSKI DAVID P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W19 FSP=[YR=2017] N4 W16 S9 E15 N5 E1 $ W1 S5 W15 S53 E8 FOP=[YR=2012] S7 E8 N1 FGR=[YR=2012] E19 N40 W11 S18 W10 S22 E2 $ W2 N6 W6 $ E6 N16 E10 N18 E11 N24 $ PTR= E30 FUS=[YR=2012] E35 S27 W15 N1 W20 N26 $ 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	0	0	0	876.00	SF	5.20	5.20	100	2012	2012	3	92	4,191	
2	0855	CONC PAVER	0	0	32	13	416.00	SF	10.00	10.00	100	2012	2012	3	92	3,827	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
4	0476	VF 6 SBPL	0	0	0	0	186.00	LF	32.00	32.00	100	2012	2012	3	81	4,821	
5	0855	CONC PAVER	0	0	0	0	763.00	SF	10.00	10.00	100	2024	2017		96	7,325	

LAND DESCRIPTION

TOTAL OB/XF 20,407

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS