LOT 129
IN OR 1818/660
AMELIA CONCOURSE SUB #1

ROSE BRADLEY L & HEATHER S
85277 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0129-0000

BUILDING CHARACTERISTICS

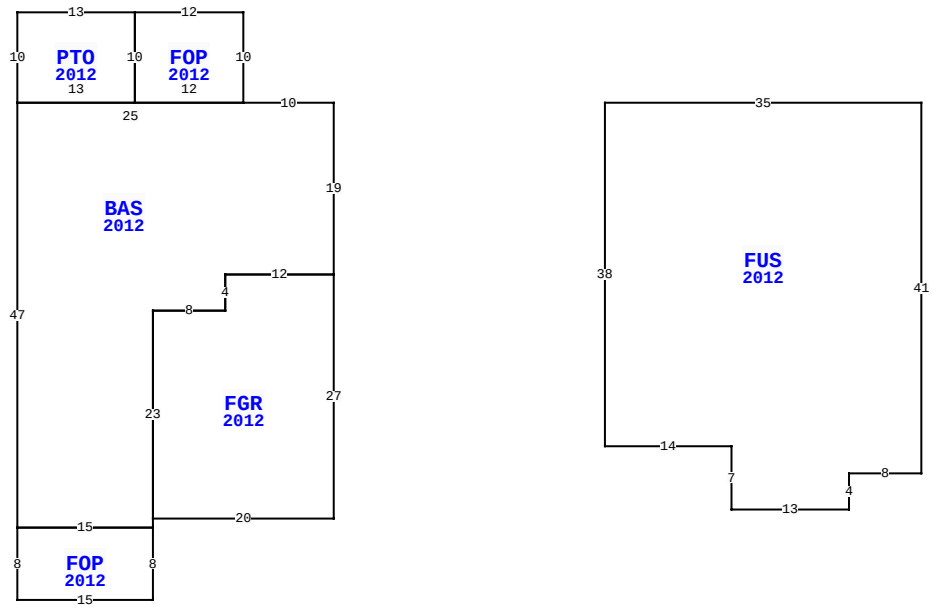
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,117	100	2012	1,117	115,875
FGR	508	55	2012	279	28,943
FOP	120	30	2012	36	3,734
FOP	120	30	2012	36	3,734
FUS	1,445	100	2012	1,445	149,901
PTO	130	5	2012	6	623
TOTALS	3,440			2,919	302,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,919	109.9518	109.95	320,944	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2013 Heated Area: 2562 HX Base Yr 2013



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

85277 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,811
TOTAL MARKET OB/XF VALUE		4,066
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		391,877
SOH/AGL Deduction		182,750
ASSESSED VALUE		209,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,405
TOTAL JUST VALUE		391,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26118	CO ISSUED	0	09/24/2012
E25235	TEMP POLE	0	07/01/2012
E25221	NEW CONSTR	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1818/0660	9/26/2012	WD	Q	I	01	231,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROSE BRADLEY L & HE						
1704/0498	10/07/2010	WD	U	V	30	338,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 FOP=[YR=2012] N10 W12 PTO=[YR=2012] W13 S10 E13 N10 $ S10 E12 $ W25 S47 FOP=[YR=2012] S8 E15 N8 W15 $ E15 N1 FGR=[YR=2012] E20 N27 W12 S4 W8 S23 $ N23 E8 N4 E12 N19 $ PTR= E30 FUS=[YR=2012] E35 S41 W8 S4 W13 N7 W14 N38 $ 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	100	0	0	850.00	SF	5.20	5.20	100	2012	2012	3	92	4,066	

LAND DESCRIPTION

TOTAL OB/XF 4,066

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 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