

LOT 131
AMELIA CONCOURSE SUB #1
PB 7/183

PRIMIANI MAURIZIO & VIRGINIA
85247 AMARYLLIS CT
FERNANDINA BEACH, FL 32034-3787

2025

30-2N-28-0150-0131-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		3.5 100
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	1,566	100	2008	1,566	163,119
FGR	735	55	2008	404	42,082
FOP	116	30	2008	35	3,646
FOP	172	30	2008	52	5,416
FUS	1,059	100	2008	1,059	110,308
PTO	66	5	2008	3	313

TOTALS	3,714			3,119	324,882
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,510.00	SF	4.00
3	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00
5	0912	SCRN RM G	1	0	0	0	720.00	SF	20.00
6	0861	POOL GUNIT	1	0	0	0	242.00	SF	85.00
7	0855	CONC PAVER	1	0	0	0	478.00	SF	10.00
8	0855	CONC PAVER	1	0	0	0	159.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

REVIEW DATE 10/31/2019 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,119	113.2152	113.22	353,133	2008	2008	0	0	8.00	92.00
1 SINGLE FAM - 0% - 0 Heated Area: 2625 HX Base Yr											

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0812	CONCRETE C	0	0	0	0	1,510.00	SF	4.00	4.00	100	2008	2008	3	88	5,315	
3	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00	32.00	100	2008	2008	3	72	2,304	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	
5	0912	SCRN RM G	1	0	0	0	720.00	SF	20.00	20.00	100	2023	2023		97	13,968	
6	0861	POOL GUNIT	1	0	0	0	242.00	SF	85.00	85.00	100	2023	2023		98	20,159	
7	0855	CONC PAVER	1	0	0	0	478.00	SF	10.00	10.00	100	2023	2023		100	4,780	
8	0855	CONC PAVER	1	0	0	0	159.00	SF	10.00	10.00	100	2023	2023		100	1,590	

TOTAL OB/XF									
51,517									

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		324,882	
TOTAL MARKET OB/XF VALUE		51,517	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		461,399	
SOH/AGL Deduction		19,341	
ASSESSED VALUE		442,058	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		442,058	
TOTAL JUST VALUE		461,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009756	SWIM POOL	71,896	06/24/2022
E2203710	SOLAR PANELS	54,020	03/08/2022
C20603	CO ISSUED	0	05/14/2009
E20167	ELEC OTHER	2,000	10/01/2007
R10765	REPAIR/RRF	18,000	10/01/2007
M13396	MECH OTHER	0	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2264/0774	3/27/2019	WD Q	Q	I	02
GRANTOR: CROTEAU ERIKA L F/K/A					
GRANTEE: PRIMIANI MAURIZIO &					
2162/0403	11/30/2017	FJ U	I	I	11
GRANTOR: CLERK OF COURT					
GRANTEE: LOGAN ERIKA LEE CRO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W21 PTO=[YR=2008] W11 FOP=[YR=2008] W18 S10 E16 N4 E2 N6 \$ S6 E11 N6 \$ S6 W13 S4 W16 S37 FOP=[YR=2008] S4 E29 N4 W29 \$ E29 N3 FGR=[YR=2008] E21 N2 E12 N21 W33 S23 \$ N23 E21 N21 \$ PTR= E30 FUS=[YR=2008] E16 N4 E13 S41 W12 N11 W6 S11 W11 N37 \$ W30 \$.									

PRINTED 07/30/2025 BY SYS