LOT 3
IN OR 2192/1755
AMELIA CONCOURSE SUB PHASE 2

HARE MATTHEW D & ELIZABETH
85443 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

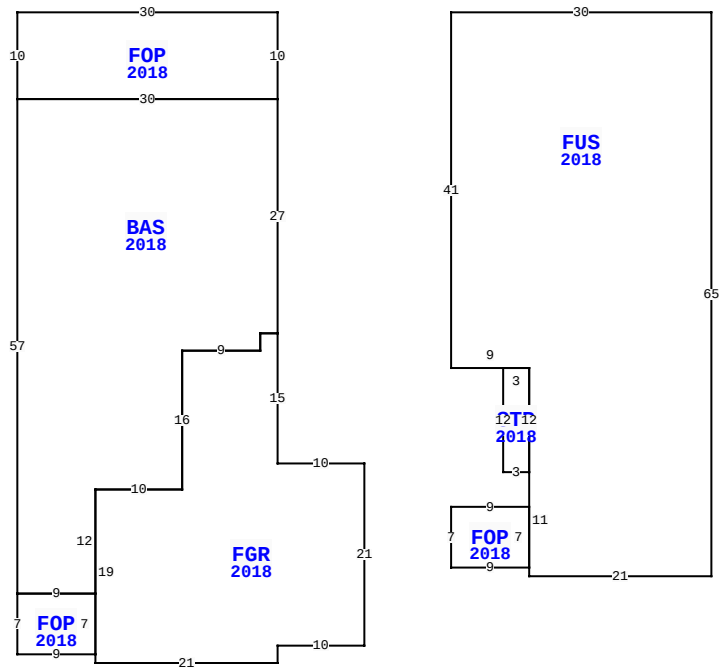
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2018	1,278	133,651
FGR	810	55	2018	446	46,642
FOP	63	30	2018	19	1,987
FOP	63	30	2018	19	1,987
FOP	300	30	2018	90	9,412
FUS	1,734	100	2018	1,734	181,339
STR	36	10	2018	4	418
TOTALS	4,284			3,590	375,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,590	107.2575	107.26	385,063	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 3012 HX Base Yr



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

85443 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,436
TOTAL MARKET OB/XF VALUE		16,550
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		476,986
SOH/AGL Deduction		0
ASSESSED VALUE		476,986
TOTAL EXEMPTION VALUE	13	476,986
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		476,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004326	CO ISSUED	0	04/30/2018
B1706806	NEW CONSTR	387,486	07/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/1755	4/27/2018	WD	Q	I	01	332,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARE MATTHEW D & EL						
2162/0198	11/29/2017	WD	U	V	30	72,100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W30 S10 BAS=[YR=2018] S57 FOP=[YR=2018] S7 E9 FGR=[YR=2018] S1 E21 N2 E10 N21 W10 N15 W2 S2 W9 S16 W10 S19$ N7 W9$ E9 N12 E10 N16 E9 N2 E2 N27 W30$ E30 N10$ PTR=E20 FUS=[YR=2018] E30 S65 W21 N1 FOP=[YR=2018] W9 N7 E9 S7$ N11 STR=[YR=2018] W3 N12 E3 S12$ N12 W9 N41$ W20$.

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	902.00	SF	5.20	5.20	100	2018	2018	3	97	4,550	
2	0855	CONC PAVER	0	100	0	0	1,200.00	SF	10.00	10.00	100	2024	2023		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 16,550

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 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