LOT 82
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DEFABIO SHARI S &/DUSKA DOREEN DEFABIO
85436 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0082-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
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

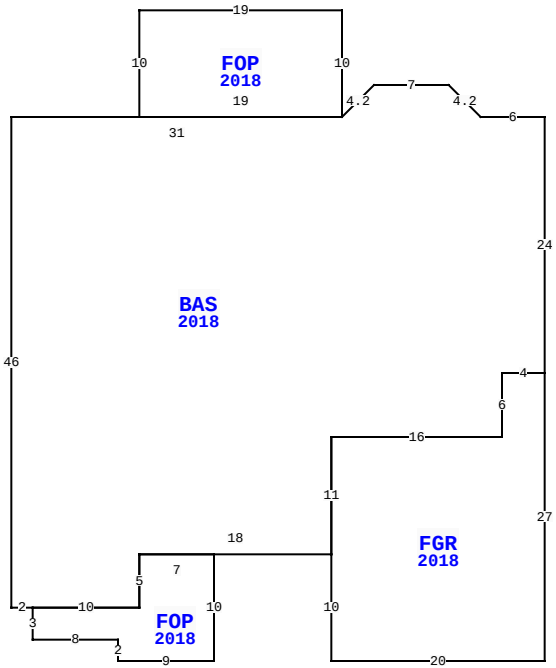
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	2018	1,896	222,183
FGR	444	55	2018	244	28,593
FOP	104	30	2018	31	3,633
FOP	190	30	2018	57	6,680
TOTALS	2,634			2,228	261,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	120.1872	120.19	267,783	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1896 HX Base Yr 2023



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

85436 AMARYLLIS CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,088
TOTAL MARKET OB/XF VALUE		4,231
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		350,319
SOH/AGL Deduction		14,907
ASSESSED VALUE		335,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,690
TOTAL JUST VALUE		350,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709785	CO ISSUED	0	04/30/2018
B1709785	NEW CONSTR	247,407	11/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/1853	10/28/2019	QC	U	I	11	100
GRANTOR: DEFABIO ANTHONY JR &						
GRANTEE: DUSKA DOREEN DEFABI						
2190/0703	4/12/2018	WD	Q	I	01	249,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DEFABIO ANTHONY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 U3 L3 W7 D3 L3 FOP=[YR=2018] N10 W19 S10 E19$ W31 S46 E2 FOP=[YR=2018] S3 E8 S2 E9 N10 W7 S5 W10$ E10 N5 E18 FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	0810	CONCRETE A	0	100	0	0	671.00	SF	6.50	6.50	100	2018	2018	3	97	4,231	

LAND DESCRIPTION

TOTAL OB/XF 4,231

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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS