



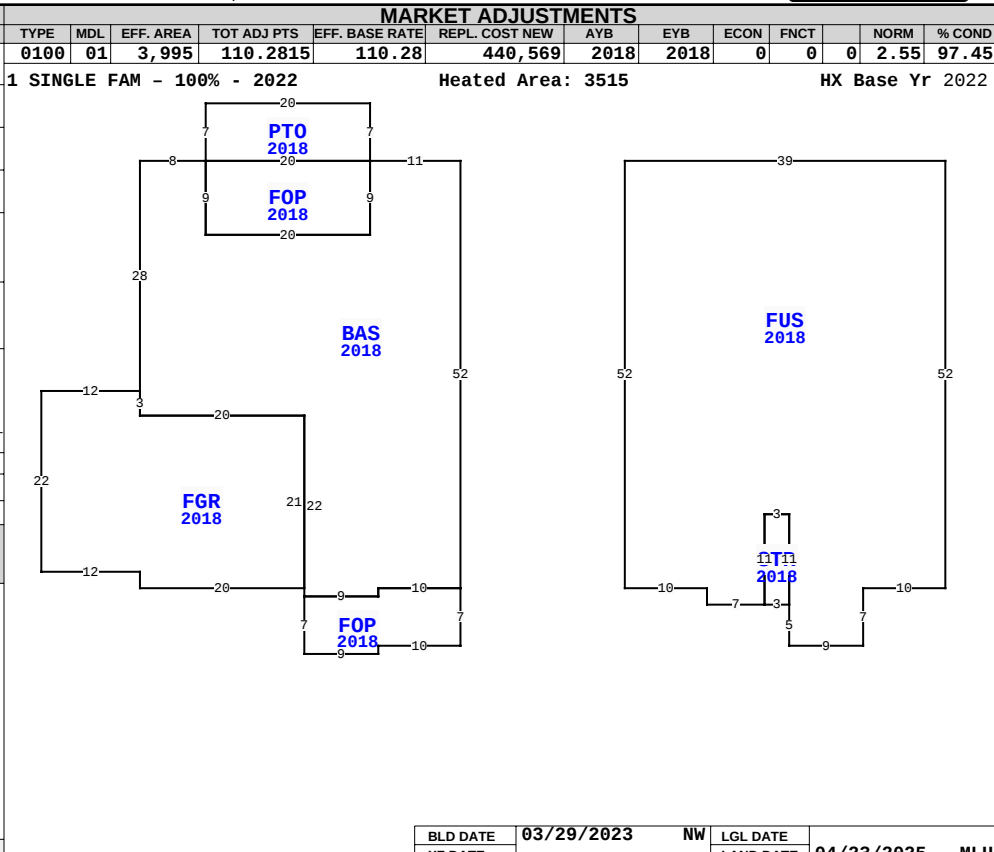
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 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	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	2018	1,437	154,431
FGR	684	55	2018	376	40,408
FOP	133	30	2018	40	4,299
FOP	180	30	2018	54	5,803
FUS	2,078	100	2018	2,078	223,318
PTO	140	5	2018	7	752
STR	33	10	2018	3	323
TOTALS	4,685			3,995	429,334

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00
2	0476	VF 6 SBPL	0	100	140	0	140.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0912	SCRN RM G	0	100	0	0	936.00	SF	20.00
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00



85430 AMARYLLIS CT, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE	
	XF DATE	LAND DATE	04/23/2025 MLU
	INC DATE	AG DATE	

TOTAL OB/XF									
62,913									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				429,334			
TOTAL MARKET OB/XF VALUE				62,913			
TOTAL LAND VALUE - MARKET				85,000			
TOTAL MARKET VALUE				577,247			
SOH/AGL Deduction				36,863			
ASSESSED VALUE				540,384			
TOTAL EXEMPTION VALUE			HX HB		50,722		
BASE TAXABLE VALUE				489,662			
TOTAL JUST VALUE				577,247			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				549,177			