LOT 84
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

PADILLA YURIS R & YUNAIKA
85426 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

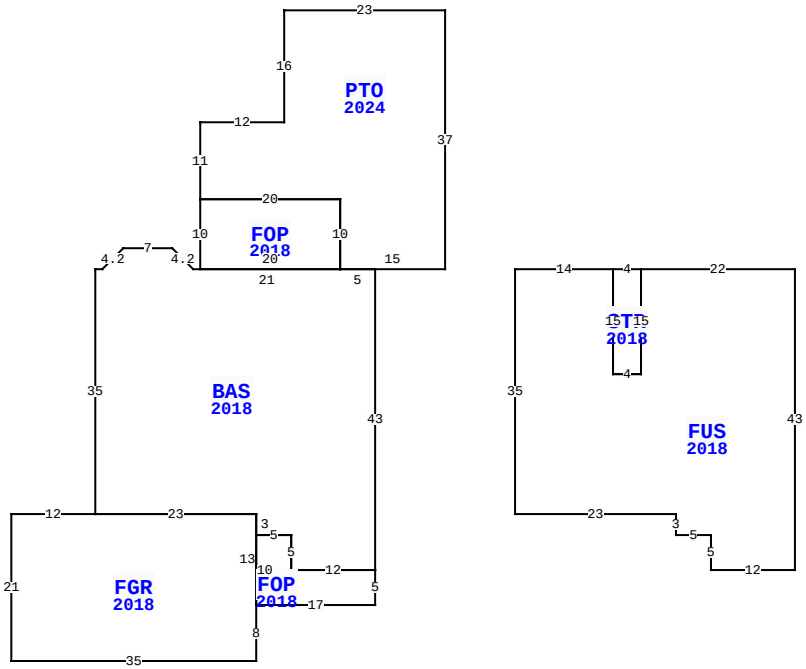
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100	2018	1,541	168,683
FGR	735	55	2018	404	44,223
FOP	110	30	2018	33	3,612
FOP	200	30	2018	60	6,568
FUS	1,451	100	2018	1,451	158,831
PTO	903	5	2024	45	4,926
STR	60	10	2018	6	657
TOTALS	5,000			3,540	387,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,540	112.2660	112.27	397,436	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2992 HX Base Yr 2022



85426 AMARYLLIS CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,500
TOTAL MARKET OB/XF VALUE		10,746
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		483,246
SOH/AGL Deduction		65,662
ASSESSED VALUE		417,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,862
TOTAL JUST VALUE		483,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800428	CO ISSUED	0	06/18/2018
B1800428	NEW CONSTR	388,219	01/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/0775	3/19/2021	WD	Q	I	02	407,800
GRANTOR: BATISTE HAROLD L JR &						
GRANTEE: PADILLA YURIS R & Y						
2245/1903	12/21/2018	WD	Q	I	01	338,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BATISTE HAROLD LEE						

BUILDING NOTES

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	1,226.00	SF	5.20	5.20	100	2021	2021	3	99	6,311	
2	0476	VF 6 SBPL	0	100	135	0	135.00	LF	32.00	32.00	100	2021	2021	3	96	4,147	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W5 W21 U3L3 W7 D3L3 W1 S35 E23 S3 E5 S5 E12 N43 $
FUS=[YR=2018;ORIG=20,0] E14 S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35 $
FGR=[YR=2018;ORIG=-40,35] W12 S21 E35 N8 N13 W23 $
FOP=[YR=2018;ORIG=-5,0] N10 W20 S10 E20 $
FOP=[YR=2018;ORIG=-17,48] E17 N5 W12 N5 W5 S10 $
STR=[YR=2018;ORIG=34,0] E4 S15 W4 N15 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2024;ORIG=-25,-10] E20 S10 E15 N37 W23 S16 W12 S11 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,746

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