

LOT 98
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DEER AARON/DEER NELSON LI & SONIA
85452 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034-9732

2025

30-2N-28-0151-0098-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0100	01	3,607	110.3760	110.38	398,141	2018	2018	0	0	0	2.50	97.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2020													Heated Area: 3012													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
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		3 100																											
Frame	02	WOOD FRAME 100																											
Stories		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	1,278	100	2018	1,278	137,539																								
FGR	852	55	2018	469	50,474																								
FSP	63	40	2020	25	2,691																								
FSP	63	40	2021	25	2,691																								
FSP	180	40	2021	72	7,748																								
FUS	1,734	100	2018	1,734	186,614																								
STR	36	10	2018	4	431																								
TOTALS			4,206		3,607	388,187																							
EXTRA FEATURES						85452 AMARYLLIS CT, FERNANDINA BEACH																							
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	0811	CONCRETE B	0	100	0	0	915.00	SF	5.20	5.20	100	2018	2018	3	97	4,615													
2	0476	VF 6 SBPL	0	100	110	0	110.00	LF	32.00	32.00	100	2021	2021	3	96	3,379													
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288													
TOTAL OB/XF 8,282																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000134	C	RES POND	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 01/18/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	388,187
TOTAL MARKET OB/XF VALUE	8,282
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	481,469
SOH/AGL Deduction	143,402
ASSESSED VALUE	338,067
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	287,345
TOTAL JUST VALUE	481,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/0579	8/16/2019	WD Q	I		01	338,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DEER NELSON LI & SO						
2228/1583	9/27/2018	WD U	V		30	67,000
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W12 N15 BAS=[YR=2018] N27 W12 FSP=[YR=2021] N10 W18 S10 E18\$ W18 S57 FSP=[YR=2021] S7 E9 N7 W9\$ E9 N12 E10 N16 E9 N2 E2\$ W2 S2 W9 S16 W10 S20 E21 N2 E12 N21\$ PTR=N50 E20 FUS=[YR=2018] E30 S65 W21 N1 FSP=[YR=2020] W9 N7 E9 S7\$ N11 STR=[YR=2018] W3 N12 E3 S12\$ N12 W9 N41\$ W20 S50\$.