

LOT 100
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SHARP-WHITE RHODA
85460 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0100-0000



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	VALUATION SUMMARY									
Exterior Wall	16	WD FR STUC 100				0100	01	2,599	119.7504	119.75	311,230	2019	2019	0	0	0	2.50	97.50	VALUATION BY									
Roof Structur	03	GABLE/HIP 100				1 SINGLE FAM - 100% - 2020												Heated Area: 2315										
Roof Cover	03	COMP SHNGL 100																HX Base Yr 2020										
Interior Wall	05	DRYWALL 100																Tax Group: 4										
Interior Floo	11	CLAY TILE 60																Tax Dist:										
Interior Floo	14	CARPET 40																BUILDING MARKET VALUE										
Air Condition	03	CENTRAL 100																TOTAL MARKET OB/XF VALUE										
Heating Type	04	AIR DUCTED 100																TOTAL LAND VALUE - MARKET										
Bedrooms		5 100																TOTAL MARKET VALUE										
Bathrooms		3 100																SOH/AGL Deduction										
Frame	02	WOOD FRAME 100																ASSESSED VALUE										
Stories	1.	1. 100																TOTAL EXEMPTION VALUE										
Units	0	0 100																BASE TAXABLE VALUE										
Occupancy	00	NONE 100																TOTAL JUST VALUE										
																		NCON VALUE										
																		INCOME VALUE										
																		PREVIOUS YEAR MKT VALUE										