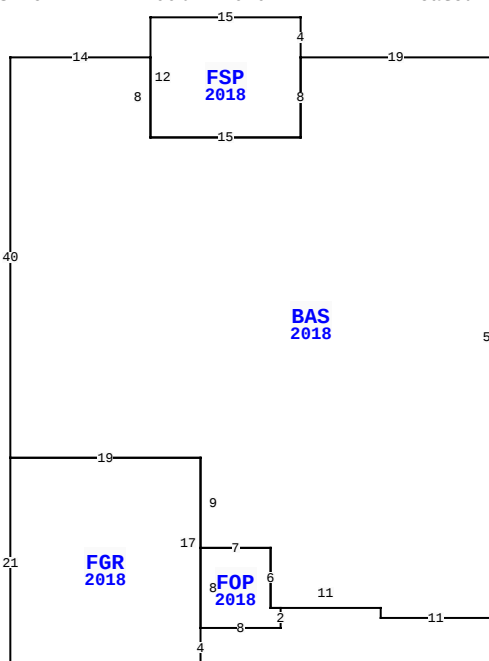


PLA CARLOS R & ANNE
85464 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0101-0000

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	2,512	114.1056	114.11	286,644	2018	2018	0	0	3.00	97.00	VALUATION BY STANDARD							
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM - 100% - 2020										Heated Area: 2204 HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100															Tax Group: 4 Tax Dist:									
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 278,045									
Interior Floor	14	CARPET 60															TOTAL MARKET OB/XF VALUE 29,765									
Interior Floor	11	CLAY TILE 40															TOTAL LAND VALUE - MARKET 85,000									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 392,810									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 141,230									
Bedrooms		5 100															ASSESSED VALUE 251,580									
Bathrooms		2 100															TOTAL EXEMPTION VALUE HX HB SX 100,722									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 150,858									
Stories	1.	1. 100															TOTAL JUST VALUE 392,810									
Units	00	0 100					NCON VALUE 0																			
Occupancy	00	NONE 100					INCOME VALUE																			
Quality		04 Quality Level 04					PREVIOUS YEAR MKT VALUE 370,897																			
DOR CODE		0100SINGLE 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	2,204	100	2018	2,204	243,953																					
FGR	399	55	2018	219	24,240																					
FOP	58	30	2018	17	1,882																					
FSP	180	40	2018	72	7,970																					
TOTALS		2,841			2,512	278,045																				
EXTRA FEATURES							85464 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	641.00	SF	5.20	5.20	100	2018	2018	3	97	3,233											
2	0476	VF 6 SBPL	0 100	0	0	192.00	LF	32.00	32.00	100	2018	2018	3	92	5,652											
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276											
4	0861	POOL GUNIT	0 100	20	10	200.00	SF	85.00	85.00	100	2018	2018	3	84	14,280											
5	0855	CONC PAVER	0 100	0	0	652.00	SF	10.00	10.00	100	2018	2018	3	97	6,324											
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/16/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																										