LOT 143
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DANIEL QUESLY & SASHA
71 JAMES HINSON DR
MIDWAY, FL 32343

2025

30-2N-28-0151-0143-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

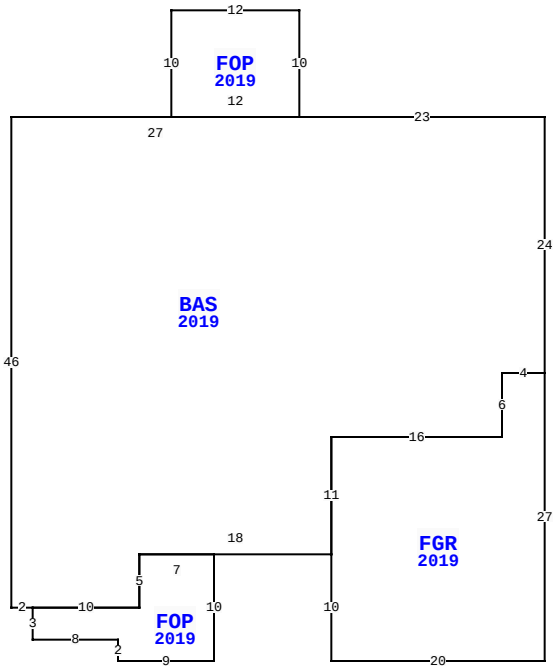
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2019	1,866	219,790
FGR	444	55	2019	244	28,739
FOP	104	30	2019	31	3,651
FOP	120	30	2019	36	4,240
TOTALS	2,534			2,177	256,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	120.1872	120.19	261,654	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1866 HX Base Yr



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

85461 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	256,421
TOTAL MARKET OB/XF VALUE	3,627
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	345,048
SOH/AGL Deduction	0
ASSESSED VALUE	345,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,048
TOTAL JUST VALUE	345,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807753	CO ISSUED	0	01/24/2019
B1807753	NEW CONSTR	251,826	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0916	3/21/2019	WD	Q	I	01	251,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DANIEL QUESLY & SAS						
2254/1883	2/08/2019	WD	U	V	30	167,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12$ W27 S46 E2
FOP=[YR=2019] S3 E8 S2 E9 N10 W7 S5 W10$E10 N5 E18
FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$
.

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	0	0	0	719.00	SF	5.20	5.20	100	2019	2019	3	97	3,627	

LAND DESCRIPTION

TOTAL OB/XF 3,627

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	000134	C	RES POND	0		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 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS