LOT 146
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LINDAMOOD MOSES A & VICTORIA A
85449 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0146-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

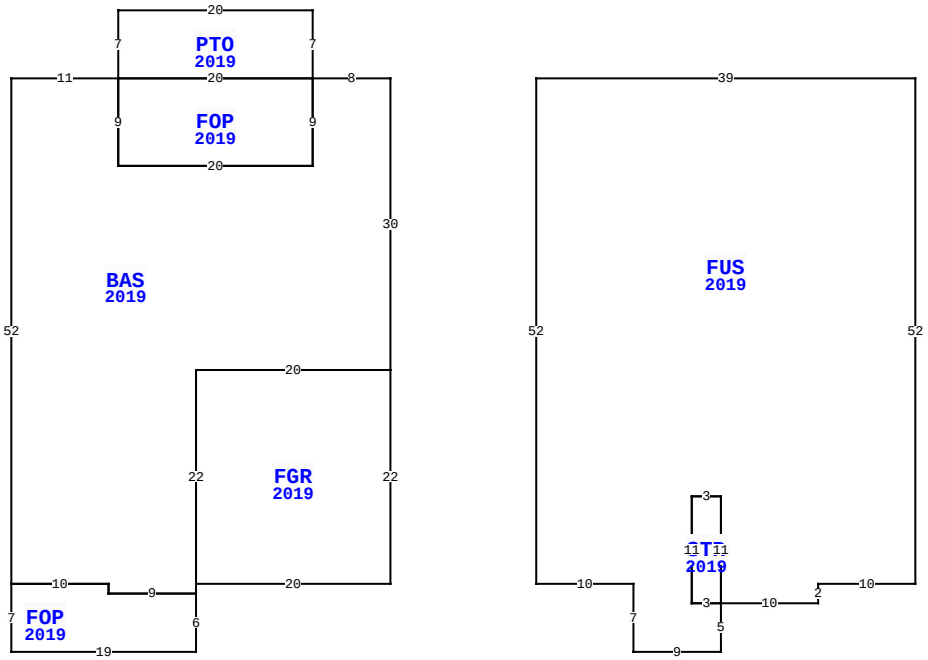
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2019	1,417	156,169
FGR	440	55	2019	242	26,671
FOP	124	30	2019	37	4,078
FOP	180	30	2019	54	5,952
FUS	2,078	100	2019	2,078	229,018
PTO	140	5	2019	7	771
STR	33	10	2019	3	330
TOTALS	4,412			3,838	422,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,838	112.4550	112.46	431,621	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3495 HX Base Yr 2020



85449 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		422,989
TOTAL MARKET OB/XF VALUE		7,999
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		515,988
SOH/AGL Deduction		162,805
ASSESSED VALUE		353,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,461
TOTAL JUST VALUE		515,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811074	CO ISSUED	0	05/15/2019
18011074	NEW CONSTR	453,707	11/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2330/1140	12/27/2019	WD	Q	I	01	331,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LINDAMOOD MOSES A &						
2228/1583	9/27/2018	WD	U	V	30	67,000
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W8 PTO=[YR=2019] N7 W20 S7 FOP=[YR=2019] S9 E20 N9 W20$ E20$ S9 W20 N9 W11 S52 FOP=[YR=2019] S7 E19 N6 W9 N1 W10$ E10 S1 E9 N1 FGR=[YR=2019] E20 N22 W20 S22$ N22 E20 N30$ PTR= E15 FUS=[YR=2019] E39 S52 W10 S2 W10 STR=[YR=2019] W3 N11 E3 S11$ N11 W3 S11 E3 S5 W9 N7 W10 N52$ W15$.

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	798.00	SF	5.20	5.20	100	2019	2019	3	97	4,025	
2	0476	VF 6 SBPL	0	100	120	0	120.00	LF	32.00	32.00	100	2021	2021	3	96	3,686	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 7,999

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 04/17/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS