LOT 61
IN OR 1672/1428
AMELIA CONCOURSE SUB #1

MCCAFFERTY DEBORAH A
85092 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

**2026**

**30-2N-28-0150-0061-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 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 |

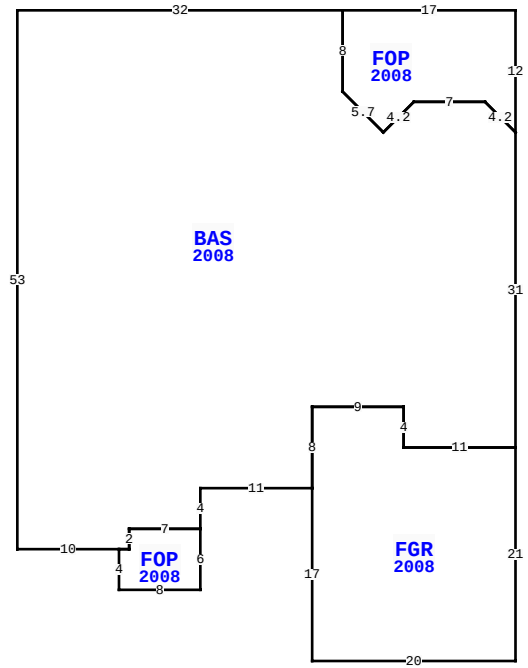
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,115 | 100 | 2008 | 2,115 | 223,731 |
| FGR | 456 | 55 | 2008 | 251 | 26,551 |
| FOP | 46 | 30 | 2008 | 14 | 1,481 |
| FOP | 166 | 30 | 2008 | 50 | 5,290 |
| TOTALS | 2,783 | | | 2,430 | 257,053 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,430 | 110.1030 | 115.61 | 280,932 | 2008 | 2008 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM 0% - 0 Heated Area: 2115 HX Base Yr




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

85092 AMARYLLIS CT, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 257,053 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 342,053 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 342,053 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 342,053 |
| TOTAL JUST VALUE | 342,053 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 334,563 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C20858 | CO ISSUED | 0 | 03/29/2010 |
| E20441 | ELEC OTHER | 2,000 | 01/01/2008 |
| M13602 | MECH OTHER | 0 | 01/01/2008 |
| P12994 | OTHER | 0 | 01/01/2008 |
| R10927 | REPAIR/RRF | 3,600 | 12/01/2007 |
| B20858 | NEW CONSTR | 190,330 | 12/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1672/1428 | 4/09/2010 | WD | Q | I | 01 | 179,900 |
| GRANTOR: PROVIDENCE CONSTRUCTI | | | | | | |
| GRANTEE: MCCAFFERTY DEBORAH | | | | | | |
| 1522/1954 | 9/04/2007 | WD | U | V | 19 | 300,000 |
| GRANTOR: AMELIA CONCOURSE DEVE | | | | | | |
| GRANTEE: PROVIDENCE CONSTRUC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2008] W17 BAS=[YR=2008] W32 S53 E10 FOP=[YR=2008] S4 E8 N6 W7 S2 W1 $ E1 N2 E7 N4 E11 FGR=[YR=2008] S17 E20 N21 W11 N4 W9 S8 $ N8 E9 S4 E11 N31 U3 L3 W7 D3 L3 U4 L4 N8 $ S8 D4 R4 U3 R3 E7 R3 D3 N12 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS