LOT 63
AMELIA CONCOURSE SUB #1
PB 7/183

CONKLIN JESSE ROBERT & EMILY LOUISE
85116 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0063-0000

BUILDING CHARACTERISTICS

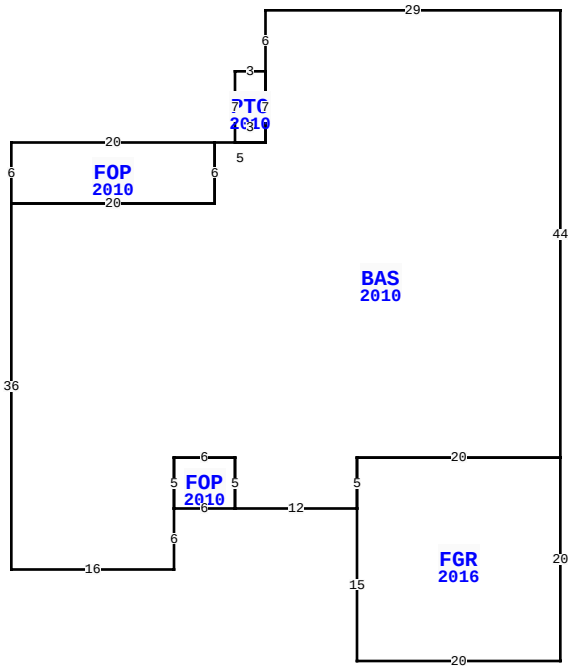
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,167	100	2010	2,167	243,002
FGR	400	55	2016	220	24,671
FOP	30	30	2010	9	1,009
FOP	120	30	2010	36	4,037
PTO	21	5	2010	1	112
TOTALS	2,738			2,433	272,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	115.4538	121.23	294,953	2010	2010	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 2025 Heated Area: 2167 HX Base Yr



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

85116 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,832
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	357,832
SOH/AGL Deduction	0
ASSESSED VALUE	357,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,832
TOTAL JUST VALUE	357,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24097	CO ISSUED	0	01/03/2011
P14519	NEW CONSTR	0	11/01/2010
M15754	H/AC	0	11/01/2010
B24097	NEW CONSTR	229,998	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2878/1604	6/06/2026	QC	U	I	11	100
GRANTOR: R&L STRATEGIES LLC						
GRANTEE: CONKLIN JESSE ROBER						
2690/1307	1/18/2024	WD	Q	I	02	392,500
GRANTOR: LOVE JEANNINE M						
GRANTEE: R&L STRATEGIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W29 S6 PTO=[YR=2010] W3 S7 E3 N7 $ S7 W5
FOP=[YR=2010] W20 S6 E20 N6 $ S6 W20 S36 E16 N6
FOP=[YR=2010] E6 N5 W6 S5 $ N5 E6 S5 E12 FGR=[YR=2016] S15 E20 N20 W20 S5 $ N5 E20 N44 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS