LOT 64
AMELIA CONCOURSE SUB #1
PB 7/183

GREENBERG HARVEY J LVG TRUST/GREENBERG HARVEY J TR
85128 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0064-0000

BUILDING CHARACTERISTICS

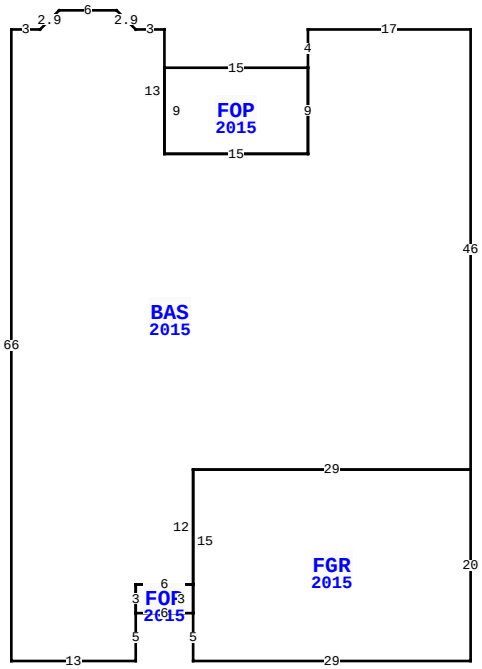
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,361	100	2015	2,361	274,243
FGR	580	55	2015	319	37,054
FOP	18	30	2015	5	581
FOP	135	30	2015	40	4,646
TOTALS	3,094			2,725	316,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	116.0208	121.82	331,960	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2018 Heated Area: 2361 HX Base Yr 2018



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

85128 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,524
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		401,524
SOH/AGL Deduction		125,117
ASSESSED VALUE		276,407
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,996
TOTAL JUST VALUE		401,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530448	CO ISSUED	0	09/22/2015
B1530448	NEW CONSTR	293,642	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1432	11/19/2021	QC	U	I	11	100
GRANTOR: GREENBERG HARVEY J						
GRANTEE: GREENBERG HARVEY J						
2004/1987	9/24/2015	SW	Q	I	01	275,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GREENBERG HARVEY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 S4 FOP=[YR=2015] W15 S9 E15 N9$ S9 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N5 FOP=[YR=2015] E6 FGR=[YR=2015] S5 E29 N20 W29 S15$ N3 W6 S3$ N3 E6 N12 E29 N46$.

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