LOT 68
IN OR 1940/665
AMELIA CONCOURSE SUB #1

WATERS ANTHONY J & NICHOLE D
85292 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0068-0000

BUILDING CHARACTERISTICS

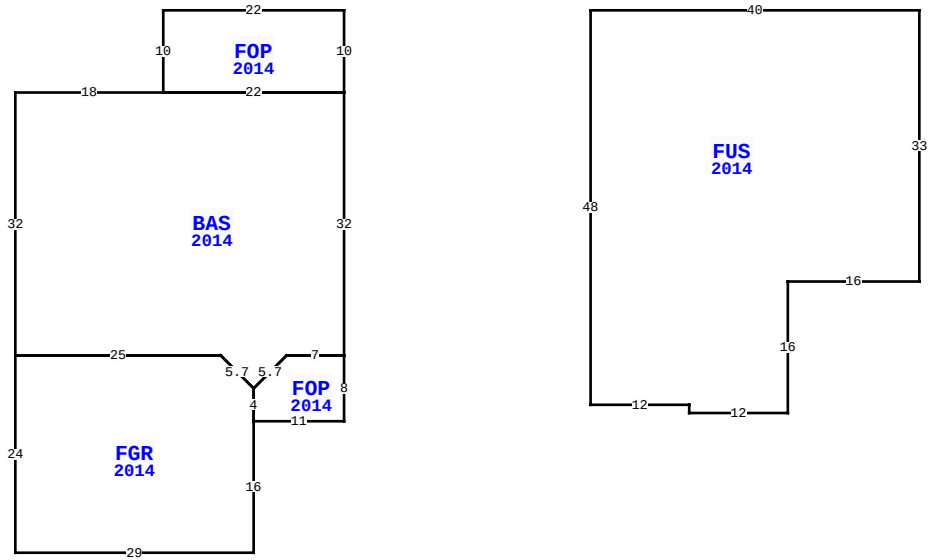
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2014	1,296	141,020
FGR	688	55	2014	378	41,131
FOP	80	30	2014	24	2,611
FOP	220	30	2014	66	7,182
FUS	1,692	100	2014	1,692	184,110
TOTALS	3,976			3,456	376,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,456	109.2546	114.72	396,472	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2019 Heated Area: 2988 HX Base Yr 2019



85292 AMARYLLIS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,054
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		508,554
SOH/AGL Deduction		148,437
ASSESSED VALUE		360,117
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		308,706
TOTAL JUST VALUE		508,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005428	SWIM POOL	30,000	08/01/2020
B1429012	CO ISSUED	0	09/23/2014
B1429012	NEW CONSTR	357,778	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/0665	9/30/2014	SW	Q	I	01	255,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WATERS ANTHONY JAME						
1888/1587	11/07/2013	SW	U	V	30	264,500
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W22 S10 BAS=[YR=2014] W18 S32 FGR=[YR=2014] S24 E29 N16 FOP=[YR=2014] E11 N8 W7 D4 L4 S4 $ N4 U4 L4 W25 $ E25 D4 R4 U4 R4 E7 N32 W22 $ E22 N10 $ PTR= E30 FUS=[YR=2014] E40 S33 W16 S16 W12 N1 W12 N48 $W30$.

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
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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	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