LOT 94
AMELIA CONCOURSE SUB #1
PB 7/183

WOLFE JANICE W L/E/
85338 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

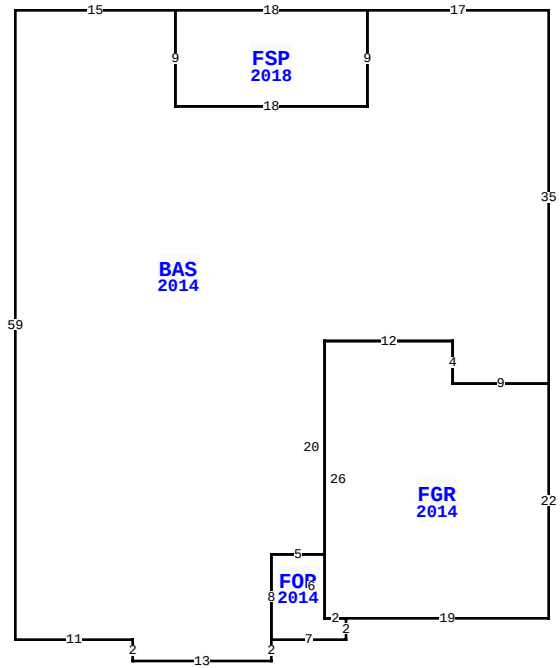
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,222	100	2014	2,222	252,950
FGR	510	55	2014	280	31,875
FOP	44	30	2014	13	1,480
FSP	162	40	2018	65	7,399
TOTALS	2,938			2,580	293,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	114.3072	120.02	309,652	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2018 Heated Area: 2222 HX Base Yr 2018



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

85338 AMARYLLIS CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,705
TOTAL MARKET OB/XF VALUE		69,440
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		448,145
SOH/AGL Deduction		110,028
ASSESSED VALUE		338,117
TOTAL EXEMPTION VALUE	WX HX HB VX VP	310,446
BASE TAXABLE VALUE		27,671
TOTAL JUST VALUE		448,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000621	ADDITION	11,300	01/11/2022
B2109340	SWIM POOL	69,658	07/16/2021
B1804009	SCRN FOP	1,398	05/01/2018
B1428825	CO ISSUED	0	08/25/2014
1428825	NEW CONSTR	274,975	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0865	12/15/2022	LE	U	I	11	100
GRANTOR: WOLFE JOHN MICHAEL &						
GRANTEE: WOLFE JEFFREY A						
2149/0509	9/29/2017	WD	Q	I	01	273,000
GRANTOR: POOLE CHAD C & VICTOR						
GRANTEE: WOLFE JOHN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2018] W18 S9 E18 N9 $ S9 W18 N9 W15 S59 E11 S2 E13 N2 FOP=[YR=2014] E7 N2 FGR=[YR=2014] E19 N22 W9 N4 W12 S26 E2 $ W2 N6 W5 S8 $ N8 E5 N20 E12 S4 E9 N35 $.

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
5	0911	SCRN RM A	0	100	50	24	1,200.00	SF	18.00	18.00	100	2022	2022	3	90	19,440	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 69,440

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