LOT 95
AMELIA CONCOURSE SUB #1
PB 7/183

STRICKLAND TOLLY & VELMA
85352 AMARYLLIS COURT
FERNANIDNA BEACH, FL 32034

2026

30-2N-28-0150-0095-0000

BUILDING CHARACTERISTICS

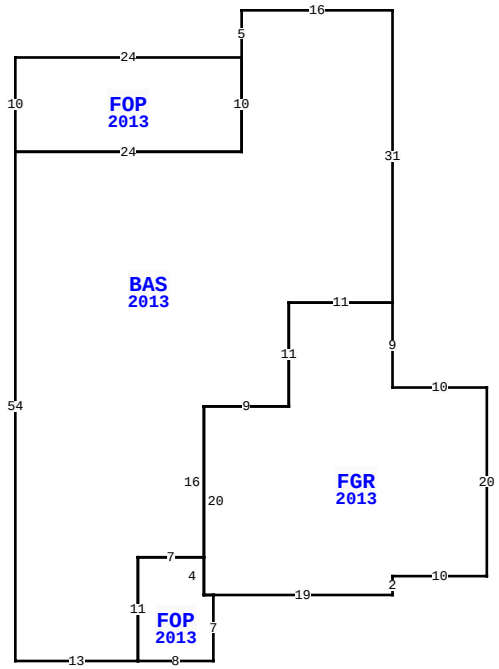
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,662	100	2013	1,662	189,927
FGR	721	55	2013	397	45,368
FOP	84	30	2013	25	2,857
FOP	240	30	2013	72	8,228
TOTALS	2,707			2,156	246,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	115.3509	121.12	261,135	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2024 Heated Area: 1662 HX Base Yr 2024



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

85352 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,381
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		331,381
SOH/AGL Deduction		266,350
ASSESSED VALUE		65,031
TOTAL EXEMPTION VALUE	HX HB	40,031
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		331,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327632	CO ISSUED	0	12/23/2013
B1327632	NEW CONSTR	213,665	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1808	7/28/2023	WD	Q	I	01	409,000
GRANTOR: WOODS MARTY W & KERRY						
GRANTEE: STRICKLAND TOLLY &						
2151/0378	10/10/2017	WD	Q	I	01	220,000
GRANTOR: HICKOX EPHRIAM & BREN						
GRANTEE: WOODS MARTY W & KER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 S5 FOP=[YR=2013] W24 S10 E24 N10 $ S10 W24 S54 E13 FOP=[YR=2013] E8 N7 FGR=[YR=2013] E19 N2 E10 N20 W10 N9 W11 S11 W9 S20 E1 $ W1 N4 W7 S11 $ N11 E7 N16 E9 N11 E11 N31 $.

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