LOT 96
AMELIA CONCOURSE SUB #1
PB 7/183

HRABAN JEREMY GLEN & EVONNE L
85366 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0096-0000

BUILDING CHARACTERISTICS

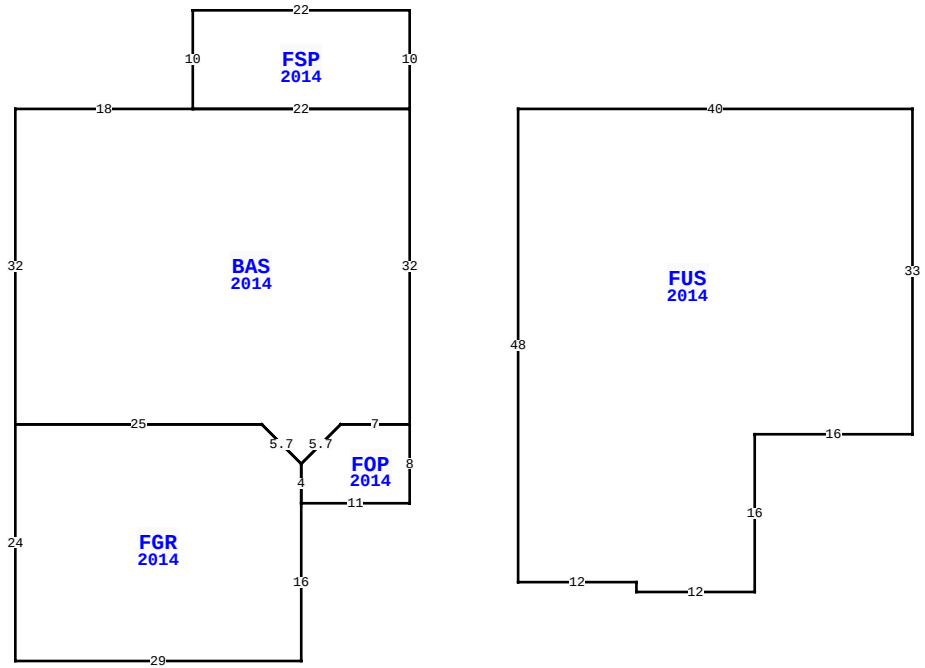
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
FSP	220	40	2014	88	9,575
FUS	1,692	100	2014	1,692	184,110
TOTALS	3,976			3,478	378,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,478	109.2546	114.72	398,996	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2024 Heated Area: 2988 HX Base Yr 2024



85366 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,448
TOTAL MARKET OB/XF VALUE		61,259
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		524,707
SOH/AGL Deduction		14,025
ASSESSED VALUE		510,682
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		454,271
TOTAL JUST VALUE		524,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006763	POOL ENCL	10,000	06/25/2019
19005868	SWIM POOL	30,000	06/05/2019
C1328041	CO ISSUED	0	03/01/2014
B1328041	NEW CONSTR	357,444	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1507	12/12/2022	WD	Q	I	01	660,000
GRANTOR: AUGUSTINE STAURT T &						
GRANTEE: HRABAN JEREMY GLEN						
2222/1500	5/04/2018	WD	Q	I	01	315,000
GRANTOR: KENNEDY MICHAEL & SAR						
GRANTEE: AUGUSTINE STAURT T						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=11,10] E40 S33 W16 S16 W12 N1 W12 N48 $
BAS=[YR=2014;ORIG=-22,10] W18 S32 E25 D4R4 U4R4 E7 N32 W22 $
FGR=[YR=2014;ORIG=-40,42] S24 E29 N16 N4 U4L4 W25 $
FSP=[YR=2014;ORIG=0,0] W22 S10 E22 N10 $
FOP=[YR=2014;ORIG=-11,50] E11 N8 W7 D4L4 S4 $
PTR=[ORIG=0,0] E30 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
4	0911	SCRN RM A	0	100	0	0	980.00	SF	18.00	18.00	100	2019	2019	3	78	13,759	
5	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 61,259

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