LOT 97
AMELIA CONCOURSE SUB #1
PB 7/183

HUBERT MARY ELAINE & DANIEL AUGUST
85384 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0097-0000

BUILDING CHARACTERISTICS

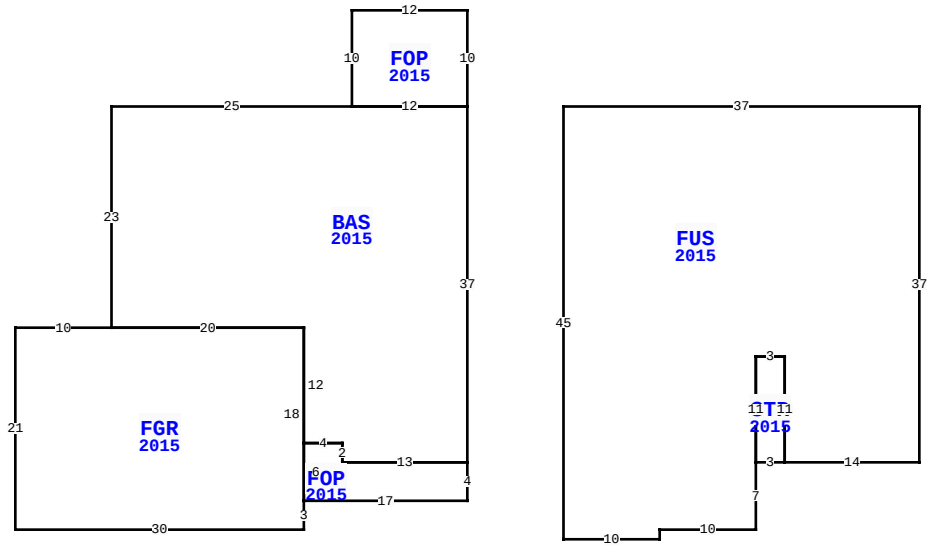
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,081	100	2015	1,081	126,265
FGR	630	55	2015	346	40,414
FOP	76	30	2015	23	2,687
FOP	120	30	2015	36	4,205
FUS	1,486	100	2015	1,486	173,570
STR	33	10	2015	3	351
TOTALS	3,426			2,975	347,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,975	116.6634	122.50	364,438	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2026 Heated Area: 2567 HX Base Yr 2026



85384 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		347,492
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		432,492
SOH/AGL Deduction		3,342
ASSESSED VALUE		429,150
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,739
TOTAL JUST VALUE		432,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530265	CO ISSUED	0	08/17/2015
B1530265	NEW CONSTR	311,103	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/1274	4/04/2025	WD	Q	I	01	491,500
GRANTOR: MCINTYRE JACQLYN & JA						
GRANTEE: HUBERT MARY ELAINE						
2000/1531	8/28/2015	SW	Q	I	01	260,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCINTYRE JACQLYN &						

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2015;ORIG=10,10] E37 S37 W14 N11 W3 S11 S7 W10 S1 W10 N45 $
BAS=[YR=2015;ORIG=-12,10] W25 S23 E20 S12 E4 S2 E13 N37 W12 $
FGR=[YR=2015;ORIG=-37,33] W10 S21 E30 N3 N18 W20 $
FOP=[YR=2015;ORIG=0,0] W12 S10 E12 N10 $
FOP=[YR=2015;ORIG=-17,51] E17 N4 W13 N2 W4 S6 $
STR=[YR=2015;ORIG=33,47] W3 N11 E3 S11 $
PTR=[ORIG=0,0] E20 W20 $
.

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	000100	C	RES	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