LOT 114
AMELIA CONCOURSE SUB #1
PB 7/183

DE PAULO ISAC & JONILEE SILVA
85371 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0114-0000

BUILDING CHARACTERISTICS

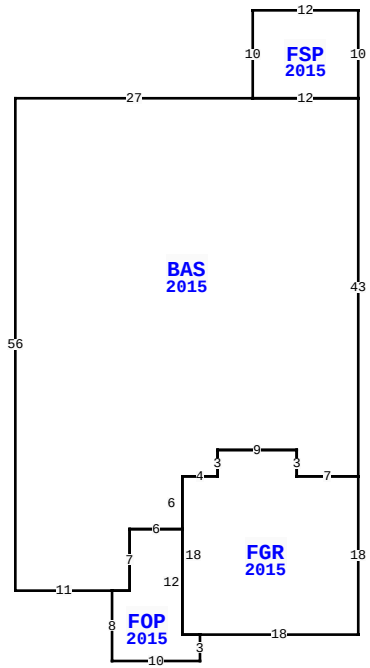
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,855	100	2015	1,855	220,721
FGR	387	55	2015	213	25,344
FOP	112	30	2015	34	4,046
FSP	120	40	2015	48	5,711
TOTALS	2,474			2,150	255,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,150	118.8495	124.79	268,298	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2026 Heated Area: 1855 HX Base Yr 2026



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

85371 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,822
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,822
SOH/AGL Deduction		0
ASSESSED VALUE		340,822
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,411
TOTAL JUST VALUE		340,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530320	CO ISSUED	0	07/30/2015
B1530320	NEW CONSTR	224,688	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/549	5/23/2024	WD	Q	I	01	409,900
GRANTOR: AUERBACH JAMES ALLEN						
GRANTEE: DE PAULO ISAC & JON						
2144/1936	9/05/2017	WD	Q	I	02	245,000
GRANTOR: LONG EDWARD W & FAYE						
GRANTEE: AUERBACH JUDY & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W12 S10 BAS=[YR=2015] W27 S56 E11 FOP=[YR=2015] S8 E10 N3 FGR=[YR=2015] E18 N18 W7 N3 W9 S3 W4 S18 E2$ W2 N12 W6 S7 W2$ E2 N7 E6 N6 E4 N3 E9 S3 E7 N43 W12$ E12 N10$.

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	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