LOT 115
AMELIA CONCOURSE SUB #1
PB 7/183

GRUBER ROBERT M & KIMBERLY KOVACIK
85355 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0115-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

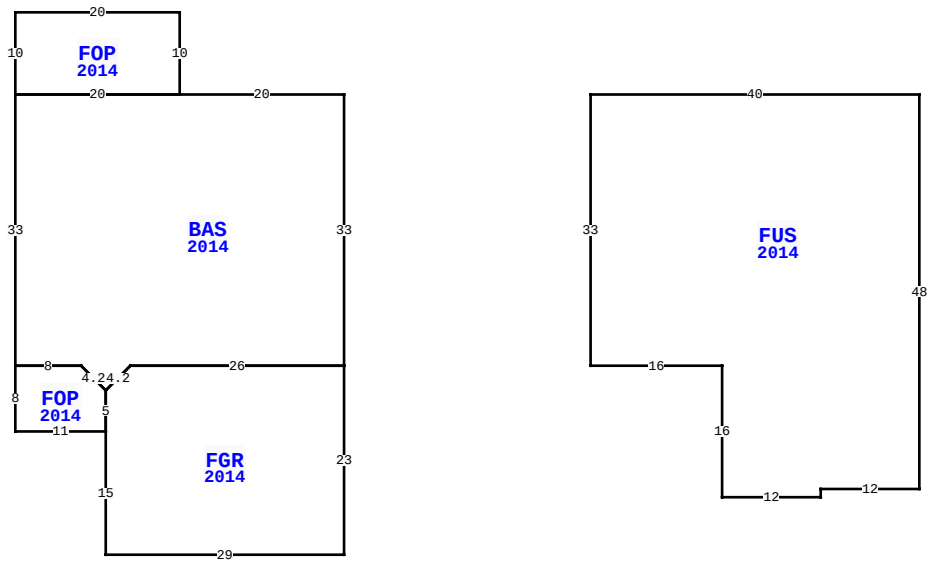
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	2014	1,329	141,654
FGR	663	55	2014	365	38,904
FOP	84	30	2014	25	2,665
FOP	200	30	2014	60	6,395
FUS	1,692	100	2014	1,692	180,345
TOTALS	3,968			3,471	369,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,471	107.4192	112.79	391,494	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 0% - 2023 Heated Area: 3021 HX Base Yr



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

85355 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	369,962
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	454,962
SOH/AGL Deduction	0
ASSESSED VALUE	454,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,962
TOTAL JUST VALUE	454,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327715	CO ISSUED	0	01/30/2014
B1327715	NEW CONSTR	357,444	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/1849	6/23/2022	WD	Q	I	01	499,000
GRANTOR: MONDARES TINA						
GRANTEE: GRUBER ROBERT MICHA						
1900/1781	1/31/2014	SW	Q	I	01	289,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MONDARES TINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] N10W20 S10 E20 $ W20 S33
FOP=[YR=2014] S8 E11 FGR=[YR=2014] S15 E29 N23 W26 D3 L3
S5 $ N5 U3 L3 W8 $ E8 D3 R3 U3 R3 E26 N33 $ PTR= E30
FUS=[YR=2014] E40 S48 W12 S1 W12 N16 W16 N33 $ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		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