

BERTRAND MATTHEW & KRISTIN
85323 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2026

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame					
Stories	02	WOOD FRAME 100			
Units		2. 100			
		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	1,421	100	2012	1,421	158,513
FGR	660	55	2012	363	40,493
FOP	44	30	2012	13	1,450
FSP	139	40	2017	56	6,247
FUS	925	100	2012	925	103,184

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	113.1984	118.86	330,193	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2026

Heated Area: 2346

HX Base Yr 2026

16

4

19

5

15

24

11

18

10

40

19

8

6

16

22

7

8

53

FSP
2017

BAS
2012

FGR
2012

FOR
2012

35

27

15

20

26

FUS
2012

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	113.1984	118.86	330,193	2012	2012	0	0	0	6.15	93.85

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY											
VALUATION BY					STANDARD						
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE										309,886	
TOTAL MARKET OB/XF VALUE										0	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										394,886	
SOH/AGL Deduction										0	
ASSESSED VALUE										394,886	
TOTAL EXEMPTION VALUE					HX HB					51,411	
BASE TAXABLE VALUE										343,475	
TOTAL JUST VALUE										394,886	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										402,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100207	(2) WINDOWS	4,500	01/03/2021
B25993	C0 ISSUED	0	09/17/2012
E25236	TEMP POLE	0	07/01/2012
E25140	NEW CONSTR	0	06/01/2012
B25993	NEW CONSTR	266,776	05/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/1156	6/04/2025	WD	Q	I	02	430,000

GRANTOR: JANISZEWSKI DAVID P

GRANTEE: BERTRAND MATTHEW &

2244/1164 12/17/2018 WD Q I 02 278,000

GRANTOR: WEBB SETH M & AMANDA

GRANTEE: JANISZEWSKI DAVID P

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2012] W19 FSP=[YR=2017] N4 W16 S9 E15 N5 E1 \$ W1 S5 W15 S53 E8 FOP=[YR=2012] S7 E8 N1 FGR=[YR=2012] E19 N40 W11 S18 W10 S22 E2 \$ W2 N6 W6 \$ E6 N16 E10 N18 E11 N24 \$ PTR= E30 FUS=[YR=2012] E35 S27 W15 N1 W20 N26 \$ W30 \$.												

EXTRA FEATURES													85323 AMARYLLIS CT, FERNANDINA BEACH									
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						