LOT 128
IN OR 1868/1992
AMELIA CONCOURSE SUB #1

BROCKETT DANNY JOE & ROBIN L
85305 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0128-0000

BUILDING CHARACTERISTICS

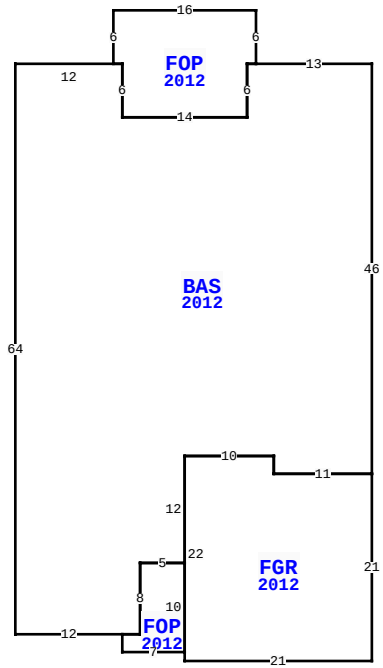
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,038	100	2012	2,038	224,834
FGR	461	55	2012	254	28,022
FOP	54	30	2012	16	1,765
FOP	180	30	2012	54	5,958
TOTALS	2,733			2,362	260,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,362	111.9552	117.55	277,653	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 0% - 0 Heated Area: 2038 HX Base Yr



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

85305 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	260,577
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	345,577
SOH/AGL Deduction	0
ASSESSED VALUE	345,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,577
TOTAL JUST VALUE	345,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26006	CO ISSUED	0	09/17/2012
E25206	ELEC OTHER	0	07/01/2012
E25139	TEMP POLE	0	06/01/2012
M17302	H/AC	0	06/01/2012
B26006	NEW CONSTR	233,329	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/1992	7/19/2013	SW	Q	I	01	190,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BROCKETT DANNY JOE						
1732/0116	4/01/2011	WD	U	V	30	163,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W13 FOP=[YR=2012] N6 W16 S6 E1 S6 E14 N6 E1 $ W1 S6 W14 N6 W12 S64 E12 FOP=[YR=2012] S2 E7 FGR=[YR=2012] S1 E21 N21 W11 N2 W10 S22$ N10 W5 S8 W2 $ E2 N8 E5 N12 E10 S2 E11 N46 $.

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