LOT 132
IN OR 2218/1763
AMELIA CONCOURSE SUB #1

HUSSER CHARLES W & GLENDA P
85235 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0132-0000

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 70
Interior Floo	11	CLAY TILE 30
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

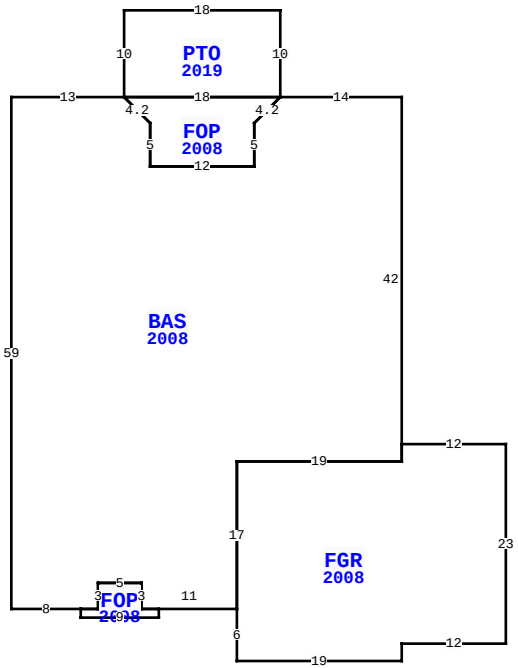
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100	2008	2,212	237,575
FGR	713	55	2008	392	42,102
FOP	24	30	2008	7	752
FOP	105	30	2008	32	3,437
PTO	180	5	2019	9	966
TOTALS	3,234			2,652	284,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,652	111.7872	117.38	311,292	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2019 Heated Area: 2212 HX Base Yr 2019



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

85235 AMARYLLIS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,832
TOTAL MARKET OB/XF VALUE		5,677
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		375,509
SOH/AGL Deduction		120,683
ASSESSED VALUE		254,826
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,415
TOTAL JUST VALUE		375,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20602	CO ISSUED	0	04/29/2009
E20166	ELEC OTHER	2,000	10/01/2007
R10764	REPAIR/RRF	24,000	10/01/2007
M13397	MECH OTHER	0	10/01/2007
P12776	OTHER	0	10/01/2007
B20602	NEW CONSTR	202,026	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/1763	8/20/2018	WD	Q	I	01	267,500
GRANTOR: BUCHANAN STEVE A & RO						
GRANTEE: HUSSER CHARLES W &						
1681/0914	6/03/2010	WD	U	I	12	190,000
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: BUCHANAN STEVE A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 PTO=[YR=2019] N10 W18 S10 E18$
FOP=[YR=2008] W18 D3 R3 S5 E12 N5 U3 R3 $ D3 L3 S5 W12
N5 U3 L3 W13 S59 E8 FOP=[YR=2008] S1 E9 N1 W2 N3 W5 S3 W2
$ E2 N3 E5 S3 E11 FGR=[YR=2008] S6 E19 N2 E12 N23 W12 S2 W19
S17 $ N17 E19 N42 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
3	0911	SCRN RM A	0	100	18	10	180.00	SF	18.00	18.00	100	2019	2019	3	78	2,527	

LAND DESCRIPTION

TOTAL OB/XF 5,677

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	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