

LOT 97
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

COONEY PAULA
85446 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0097-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		3 100
Bathrooms		3 100
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	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2018	2,801	315,549
FGR	675	55	2018	371	41,795
FOP	159	30	2018	48	5,408
FOP	200	30	2018	60	6,759
TOTALS	3,835			3,280	369,511

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 05/07/2024 BY NWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,280	110.6070	116.14	380,939	2018	2018	0	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2025 Heated Area: 2801 HX Base Yr 2025													
				BLD DATE				03/03/2023		NW		LGL DATE	
												04/23/2025	

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

TOTAL OB/XF													
1,940													

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		369,511	
TOTAL MARKET OB/XF VALUE		1,940	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		456,451	
SOH/AGL Deduction		0	
ASSESSED VALUE		456,451	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		405,040	
TOTAL JUST VALUE		456,451	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,043	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003123	CO ISSUED	0	03/27/2018
B1706464	NEW CONSTR	364,249	10/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1748	5/31/2024	WD	Q	I	02	567,000
GRANTOR: HAMMOND MICHAEL A & A						
GRANTEE: COONEY PAULA						
2375/1440	7/13/2020	WD	Q	I	01	362,000
GRANTOR: SPATES ALAN CHRISTOPH						
GRANTEE: HAMMOND MICHAEL A &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] U3 L3 W9 D3 L3 FOP=[YR=2018] W17 S9 D3 R3 E14 N12\$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53 FGR=[YR=2018] S23 E12 N2 E18 FOP=[YR=2018] S2 E9 N1 E11 N7 W11 N2 W8 S8 W1\$ E1 N21 W31\$ E31 S13 E8 S2 E11 N68\$.									

Common: 85,000 PRINTED 07/09/2026 BY SYS