LOT 98
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DEER AARON/DEER NELSON LI & SONIA
85452 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034-9732

2026

30-2N-28-0151-0098-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

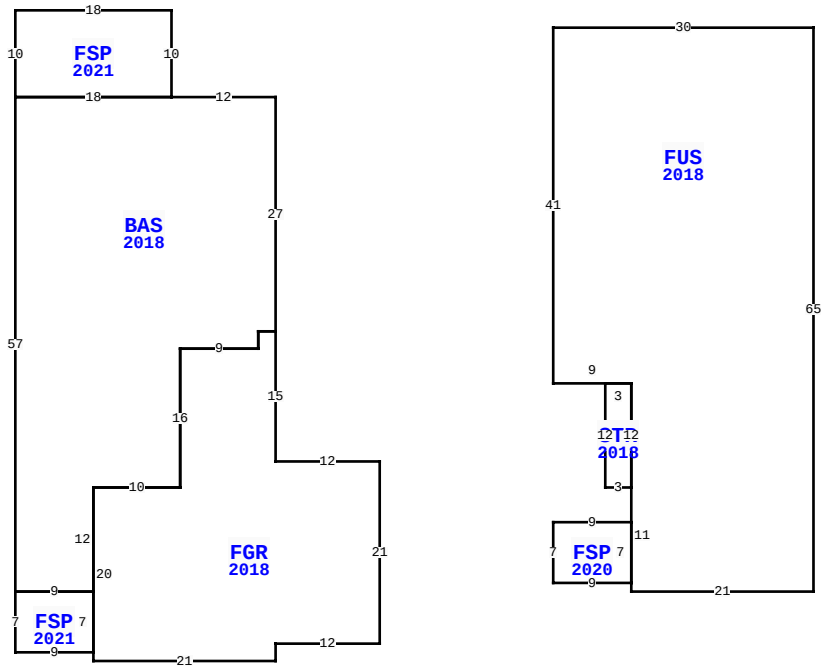
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2018	1,278	143,664
FGR	852	55	2018	469	52,721
FSP	63	40	2020	25	2,810
FSP	63	40	2021	25	2,810
FSP	180	40	2021	72	8,094
FUS	1,734	100	2018	1,734	194,924
STR	36	10	2018	4	450
TOTALS	4,206			3,607	405,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,607	110.3760	115.89	418,015	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2020 Heated Area: 3012 HX Base Yr 2020



85452 AMARYLLIS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,475
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		490,475
SOH/AGL Deduction		143,280
ASSESSED VALUE		347,195
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,784
TOTAL JUST VALUE		490,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011782	CO ISSUED	0	11/30/2018
B1807870	NEW CONSTR	392,096	08/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/0579	8/16/2019	WD	Q	I	01	338,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DEER NELSON LI & SO						
2228/1583	9/27/2018	WD	U	V	30	67,000
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W12 N15 BAS=[YR=2018] N27 W12 FSP=[YR=2021] N10 W18 S10 E18$ W18 S57 FSP=[YR=2021] S7 E9 N7 W9$ E9 N12 E10 N16 E9 N2 E2$ W2 S2 W9 S16 W10 S20 E21 N2 E12 N21$ PTR=N50 E20 FUS=[YR=2018] E30 S65 W21 N1 FSP=[YR=2020] W9 N7 E9 S7$ N11 STR=[YR=2018] W3 N12 E3 S12$ N12 W9 N41$ W20 S50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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