LOT 145
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

WASSERMAN ANDREA K
85451 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0145-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

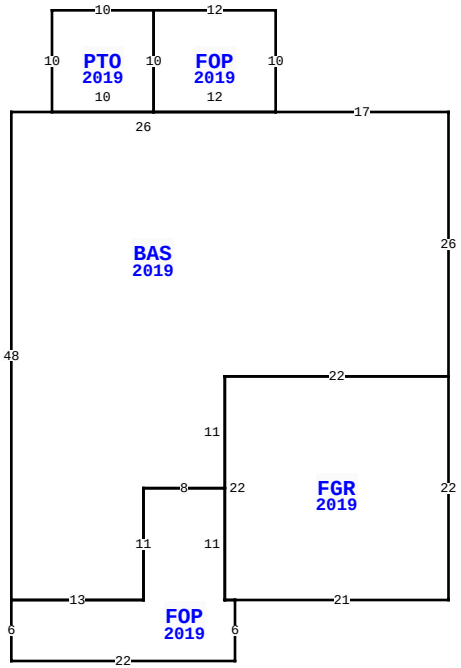
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	2019	1,492	197,027
FGR	484	55	2019	266	35,127
FOP	120	30	2019	36	4,754
FOP	220	30	2019	66	8,715
PTO	100	5	2019	5	661
TOTALS	2,416			1,865	246,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	129.6540	136.14	253,901	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 1492 HX Base Yr



85451 AMARYLLIS CT, FERNANDINA BEACH

BLD DATE		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	246,284
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	331,284
SOH/AGL Deduction	753
ASSESSED VALUE	330,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,531
TOTAL JUST VALUE	331,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903533	CO ISSUED	0	07/08/2019
B1903533	NEW CONSTR	220,495	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/0859	7/15/2019	WD	Q	I	01	228,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WASSERMAN ANDREA K						
2263/1532	3/25/2019	WD	U	V	30	50,300
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] N10 W12 PTO=[YR=2019] W10 S10 E10 N10$ S10 E12$ W26 S48 FOP=[YR=2019] S6 E22 N6 FGR=[YR=2019] E21 N22 W22 S22 E1$ W1 N11 W8 S11 W13$ E13 N11 E8 N11 E22 N26$.

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	000134	C	RES POND	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 03/29/2023 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS