

BLOCK 1 LOTS 3 & 4
IN OR 97 PG 27
HIGHLAND HEIGHTS 1 PB 3/43

HOLLAND GRACE EARL
802 AMELIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1380-0001-0030



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	19	COMMON BRK 20		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	03	PLASTER 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	100		
Bathrooms	2.5	100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	150,619
FCP	228	25	57	4,497
FCP	514	25	128	10,099
FOP	18	30	5	395
FOP	360	30	108	8,521
FSP	484	40	194	15,306
UST	456	45	205	16,175
TOTALS	3,969		2,606	205,612

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,606	109.8240	99.12	258,307	1956	1980	0	0	20.40	79.60
1 SINGLE FAM - 100% - 0											
Heated Area: 1909											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		205,612	
TOTAL MARKET OB/XF VALUE		3,308	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		433,920	
SOH/AGL Deduction		311,455	
ASSESSED VALUE		122,465	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		67,465	
TOTAL JUST VALUE		433,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062375	REPAIR/RRF	4,800	10/23/2006
B83333	ADDITION	4,000	05/19/1995
8333	ADDITION	4,000	05/19/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W15 FSP=[YR=2008] W22 S9 W3 FOP=[YR=1993] W30 UST=[YR=1993] W18 S24 FCP=[YR=1993] S17 E26 N29 W6 S12 W20 \$ E20 N12 W2 N12\$ S12 E30 N12\$ S12 E19 N5 E10 N4 W4 N12\$ S12 E4 S4 W10 S5 W41 S29 E32 FOP=[YR=1993] E9 N2 W9 S2\$ N2 E9 S2 E10 FCP=[YR=1993] E12 N19 W12 S19\$ N19 E12 N9 W1 N22\$.							

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
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	20.10	100	1980	1980	3	20
2	0812	CONCRETE C	0 100	0	0	1,753.00	SF	4.00	4.00	100	1981	1981	3	38

LAND DESCRIPTION														
TOTAL OB/XF														
3,308														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	R-1	170.00	110.00	1.00	LT		1.00	1.00	1.00