



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	01
NEIGHBORHOOD/LOC 1007.00			

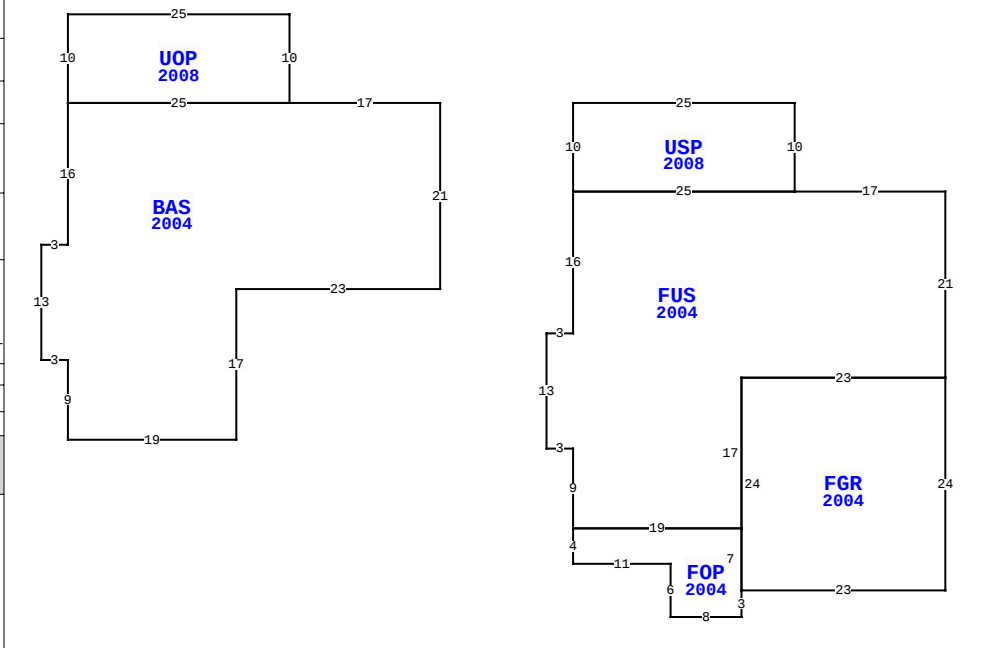
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1,244	124,242
FGR	552	55	304	30,362
FOP	124	30	37	3,696
FUS	1,244	100	1,244	124,242
UOP	250	20	50	4,994
USP	250	30	75	7,491

TOTALS	3,664		2,954	295,025
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
3	0810	CONCRETE A	0 100	42	18	756.00	SF	6.50	6.50	100	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	
5	0810	CONCRETE A	0 100	7	8	56.00	SF	6.50	6.50	100	
6	0920	CWALL-WD/M	0 100	0	0	10.00	LF	390.00	390.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	85.00	110.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,954	121.2750	109.45	323,315	2004	2004	0	0	8.75	91.25
1 SINGLE FAM - 100% - 2022 Heated Area: 2488 HX Base Yr 2022											



806 AMELIA DR, FERNANDINA BEACH	BLD DATE 02/06/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
8,590											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		295,025	
TOTAL MARKET OB/XF VALUE		8,590	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		528,615	
SOH/AGL Deduction		105,721	
ASSESSED VALUE		422,894	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		372,894	
TOTAL JUST VALUE		528,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081174	XFOB	4,000	07/21/2008
20033846	NEW CONSTR	83,000	09/17/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2457/1314	4/30/2021	WD	Q	I	01
GRANTOR: BONVOULOIR JEAN L & P					
GRANTEE: WRYE RICHARD A & ER					
1163/1908	8/20/2003	WD	Q	V	
GRANTOR: EMERY ELIZABETH A					
GRANTEE: BONVOULOIR JEAN L &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W17 UOP=[YR=2008] N10 W25 S10 E25\$ W25 S16 W3 S13 E3 S9 E19 N17 E23 N21\$ PTR=E15 USP=[YR=2008] E25 S10 FUS=[YR=2004] E17 S21 FGR=[YR=2004] S24 W23 FOP=[YR=2004] S3 W8 N6 W11 N4 E19 S7\$ N24 E23\$ W23 S17 W19 N9 W3 N13 E3 N16 E25\$ W25 N10\$ W15\$.											