BLOCK 1 LOT 8
IN OR 1958/1013
HIGHLAND HEIGHTS SUB 1 PB 3/43

WALDRON PETER D &/BUTLER DEIRDRE
812 AMELIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1380-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

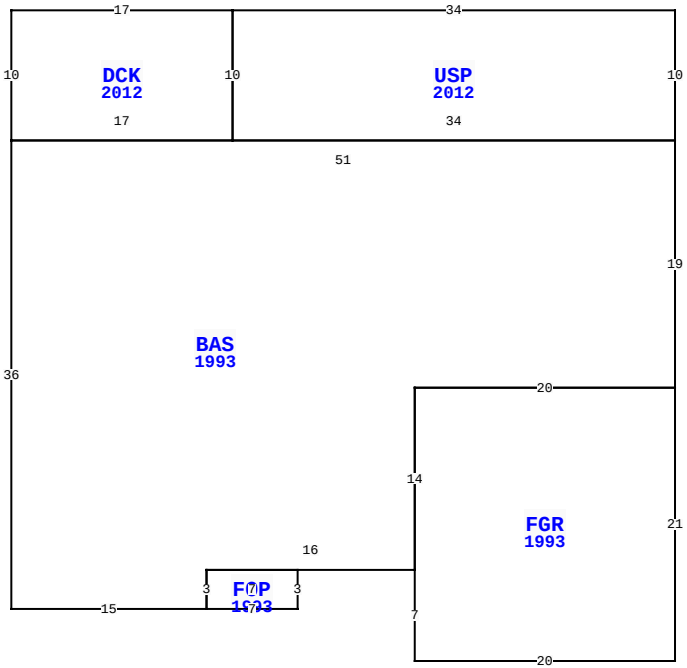
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,448	100	1,448	130,268
DCK	170	10	17	1,530
FGR	420	55	231	20,782
FOP	21	30	6	540
USP	340	30	102	9,176
TOTALS	2,399		1,804	162,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	120.1000	108.39	195,536	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1448 HX Base Yr 2016



812 AMELIA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,295
TOTAL MARKET OB/XF VALUE		6,374
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		393,669
SOH/AGL Deduction		199,250
ASSESSED VALUE		194,419
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,419
TOTAL JUST VALUE		393,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033632	DOOR & ROTTEN WOO	2,000	08/06/2003
4878	NEW CONSTR	51,700	06/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1958/1013	9/02/2014	SW	Q	I	01	169,600
GRANTOR: AUBURN JAMES H JR & A						
GRANTEE: WALDRON PETER D & D						
0836/0113	6/03/1998	WD	Q	I		115,900
GRANTOR: ROBERTS DONALD W JR &						
GRANTEE: AUBURN JAMES H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W34 DCK=[YR=2012] W17 S10 BAS=[YR=1993] S36 E15 FOP=[YR=1993] E7N3 W7 S3 $ N3 E16 FGR=[YR=1993] S7 E20 N21 W20 S14 $ N14 E20 N19 W51$ E17 N10$ S10 E34 N10$.

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
1	0810	CONCRETE A	0	100	0	0	1,097.00	SF	6.50	6.50	100	1988	1988	3	57	4,064	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 6,374

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	000100	C	SFR	100	0006	R-1	85.00	142.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS