

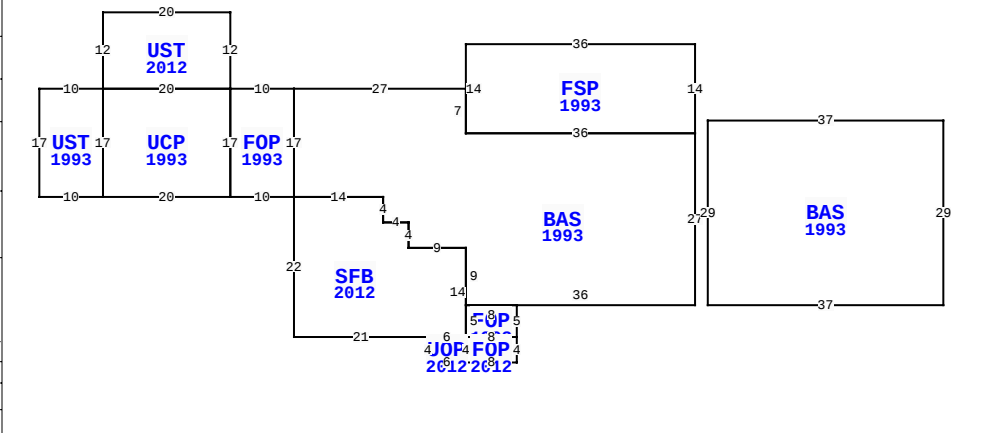


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality			06	Quality Level 06
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA
NEIGHBORHOOD/LOC			1007.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,073	100	1,073	190,697
BAS	1,519	100	1,519	269,962
FOP	40	30	12	2,133
FOP	170	30	51	9,064
FOP	32	30	10	1,777
FSP	504	40	202	35,900
SFB	506	80	405	71,978
UCP	340	20	68	12,085
UOP	24	20	5	889
UST	170	45	76	13,507
TOTALS	4,618		3,529	627,185

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,529	137.0520	195.30	689,214	1974	2010	0	0	9.00	91.00
1 SFR CUST - 100% - 2022											
Heated Area: 2997											
HX Base Yr 2022											



** This building has 11 Sub-Areas

818 AMELIA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				627,185	
TOTAL MARKET OB/XF VALUE				10,300	
TOTAL LAND VALUE - MARKET				337,500	
TOTAL MARKET VALUE				974,985	
SOH/AGL Deduction				119,288	
ASSESSED VALUE				855,697	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				805,697	
TOTAL JUST VALUE				974,985	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				830,774	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230060	855 & 600	53,446	02/14/2023
20200038	REMODEL	50,000	06/02/2020
20190223	DEMOSCRNRM	0	07/26/2019
5968	REPAIR/RRF	5,342	05/08/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2480/0264	7/16/2021	WD	Q	I	01
GRANTOR: CARRINO ROBERT A & BR					
GRANTEE: MAHONY KEVIN G & JO					
2291/1115	7/15/2019	WD	Q	I	01
GRANTOR: BREWER ANTHONY H & MA					
GRANTEE: CARRINO ROBERT A &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993;ORIG=0,0] W36 N7 W27 S17 E14 S4 E4 S4 E9 S9 E36 N27 \$					
BAS=[YR=1993;ORIG=39,27] N29 W37 S29 E37 \$					
SFB=[YR=2012;ORIG=-63,10] S22 E21 E6 N14 W9 N4 W4 N4 W14 \$					
FSP=[YR=1993;ORIG=0,0] N14 W36 S14 E36 \$					
UCP=[YR=1993;ORIG=-73,-7] W20 S17 E20 N17 \$					
UST=[YR=2012;ORIG=-73,-7] N12 W20 S12 E20 \$					
FOP=[YR=1993;ORIG=-63,-7] W10 S17 E10 N17 \$					
UST=[YR=1993;ORIG=-93,-7] W10 S17 E10 N17 \$					
FOP=[YR=1993;ORIG=-28,32] N5 W8 S5 E8 \$					
FOP=[YR=2012;ORIG=-36,36] E8 N4 W8 S4 \$					
UOP=[YR=2012;ORIG=-42,32] S4 E6 N4 W6 \$					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	780.00	UT	5.20	5.20	100	1974
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1974
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1974
4	1242	WD DECK A	0 100	0	0	72.00	SF	5.00	5.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	81.00	180.00	1.00	LT	1.00
2	000100	C	SFR	100	0006	R-1	66.00	195.00	1.00	LT	1.00

TOTAL OB/XF											
10,300											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	81.00	180.00	1.00	LT	1.00
2	000100	C	SFR	100	0006	R-1	66.00	195.00	1.00	LT	1.00