BLOCK 2 LOT 9
HIGHLAND HEIGHTS SUB #1
PB 3/43

BROWN LAURA C REVOCABLE TRUST/BROWN LAURA C TRUSTE
813 AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1380-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

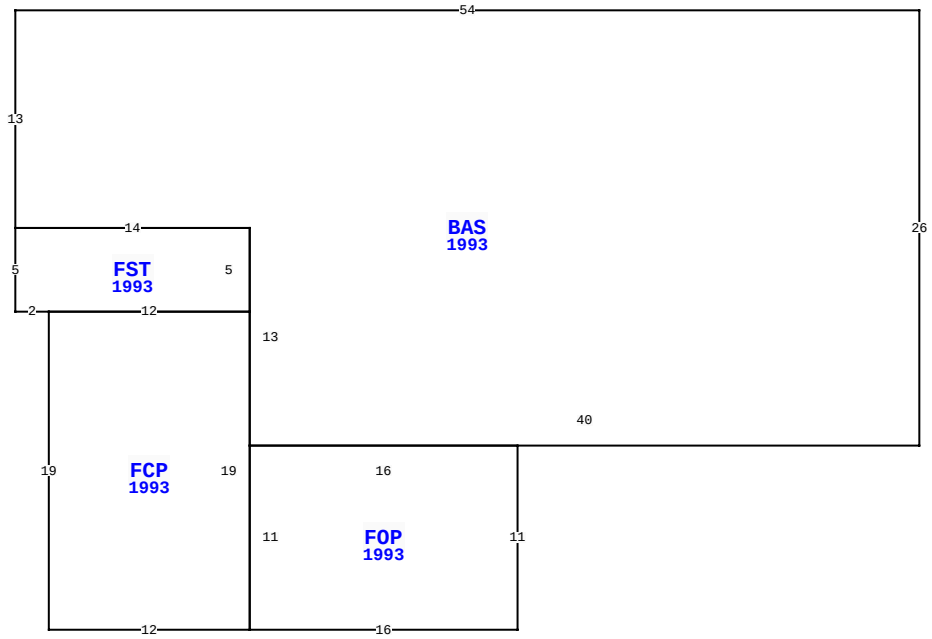
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,222	100	1,222	111,994
FCP	228	25	57	5,224
FOP	176	30	53	4,858
FST	70	55	38	3,482
TOTALS	1,696		1,370	125,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	128.5440	116.01	158,934	1957	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1222 HX Base Yr 2019



813 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		125,558
TOTAL MARKET OB/XF VALUE		1,367
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		351,925
SOH/AGL Deduction		153,480
ASSESSED VALUE		198,445
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,445
TOTAL JUST VALUE		351,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4901	REPAIR/RRF	15,000	06/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1026	1/25/2023	WD	U	I	11	100
GRANTOR: BROWN LAURA C						
GRANTEE: BROWN LAURA C REVOC						
2143/1444	8/29/2017	WD	Q	I	01	240,200
GRANTOR: FLORIDA LAND TRUST						
GRANTEE: BROWN LAURA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S13 FST=[YR=1993] S5 E2 FCP=[YR=1993] S19 E12 FOP=[YR=1993] E16 N11 W16 S11$ N19 W12$ E12 N5 W14$ E14 S13 E40 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
1	0810	CONCRETE A	0	100	59	10	590.00	SF	6.50	6.50	100	1957	1957	3	20	767	
2	1242	WD DECK A	0	100	10	30	300.00	SF	10.00	10.00	100	1997	1997	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 1,367

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	100.00	113.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS