



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
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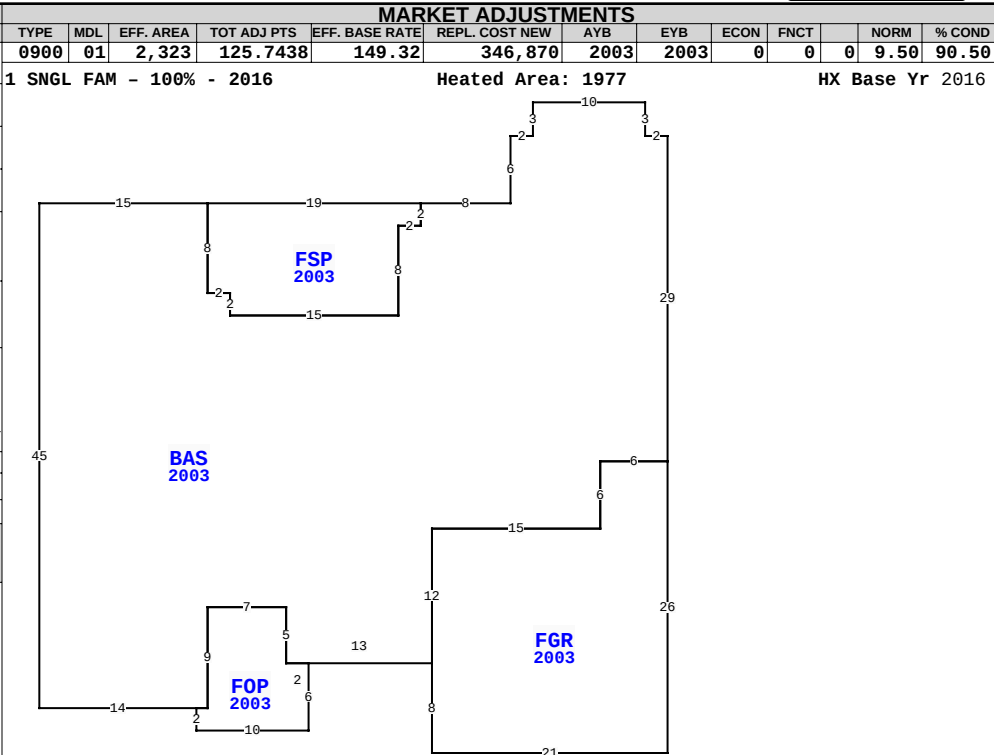
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100	1,977	267,161
FGR	456	55	251	33,918
FOP	91	30	27	3,649
FSP	170	40	68	9,189

TOTALS	2,694		2,323	313,917
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50
3	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	05/31/2018	BY	DJX
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1521 AMELIA CIR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2003	2003	3	88	3,080	
100	2003	2003	3	84	622	
100	2003	2003	3	84	3,582	

TOTAL OB/XF									
7,284									

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			313,917
TOTAL MARKET OB/XF VALUE			7,284
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			546,201
SOH/AGL Deduction			236,685
ASSESSED VALUE			309,516
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			259,516
TOTAL JUST VALUE			546,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033574	XFOB	4,000	07/29/2003
20021266	NEW CONSTR	166,795	07/24/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2289/1686	7/12/2019	WD U	I	I	11
GRANTOR: HAMMOND JON M & KAREN					
GRANTEE: BRASSARD EMILY & TY					
1963/0671	2/17/2015	PR Q	I	I	02
GRANTOR: YOUSIF JULIE ANN P/R					
GRANTEE: HAMMOND JON M & KAR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003]	W2 N3 W10 S3 W2 S6 W8	FSP=[YR=2003]	W19 S8 E2	S2 E15 N8 E2 N2 \$	S2 W2 S8 W15 N2 W2 N8 W15 S45 E14
FOP=[YR=2003]	S2 E10 N6 W2 N5 W7 S9 W1 \$	E1 N9 E7 S5 E13	FGR=[YR=2003]	S8 E21 N26 W6 S6 W15 S12 \$	N12 E15 N6 E6 N29 \$