LOT 1
HIGHLAND OAKS PB 5/131

**PITTS WILLIAM S & CAROL T**
805 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

# 2023

**00-00-31-1385-0001-0000**

## BUILDING CHARACTERISTICS

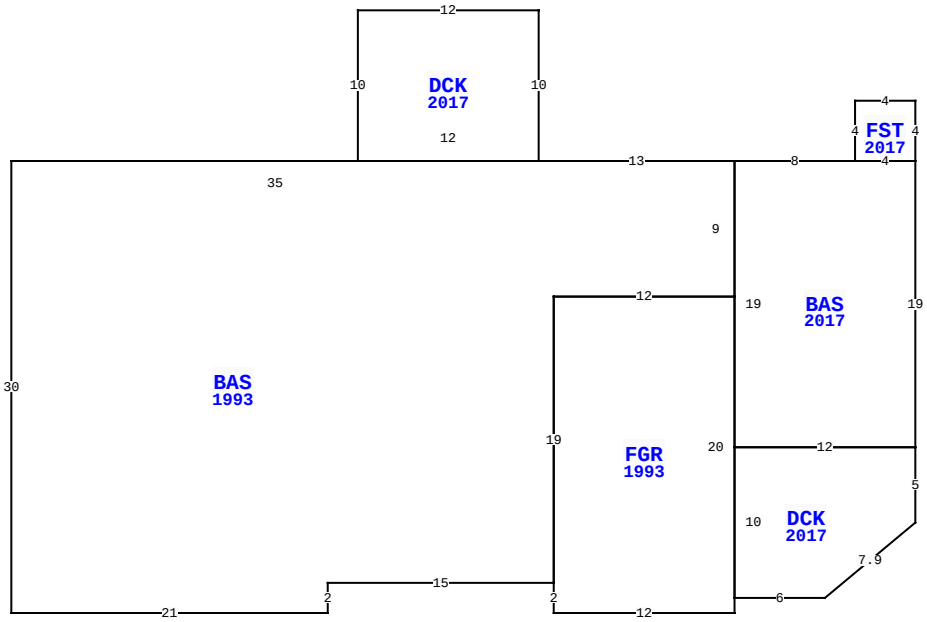
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 12 | CEDAR 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,158 | 100 | 1,158 | 98,278 |
| BAS | 228 | 100 | 228 | 19,350 |
| DCK | 105 | 10 | 10 | 849 |
| DCK | 120 | 10 | 12 | 1,019 |
| FGR | 252 | 55 | 139 | 11,797 |
| FST | 16 | 55 | 9 | 764 |
| TOTALS | 1,879 | | 1,556 | 132,056 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,556 | 111.7920 | 100.89 | 156,985 | 1988 | 1988 | 0 | 0 | 0 | 15.88 | 84.12 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1386 HX Base Yr 2020




805 AMELIA CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 132,056 |
| TOTAL MARKET OB/XF VALUE | | 3,757 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 360,813 |
| SOH/AGL Deduction | | 149,710 |
| ASSESSED VALUE | | 211,103 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 156,103 |
| TOTAL JUST VALUE | | 360,813 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 309,206 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190327 | INT REMOD | 0 | 06/07/2019 |
| 20130905 | ADDITION | 0 | 04/17/2013 |
| 4656 | NEW CONSTR | 36,000 | 01/26/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2273/1599 | 4/24/2019 | WD | U | I | 11 | 100 |
| GRANTOR: DESILET ANDRE L & STE | | | | | | |
| GRANTEE: PITTS WILLIAM S & C | | | | | | |
| 2270/1385 | 4/24/2019 | WD | Q | I | 01 | 280,000 |
| GRANTOR: DESILET ANDRE L & STE | | | | | | |
| GRANTEE: PITTS WILLIAM S & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=2017] W4 S4 BAS=[YR=2017] W8 BAS=[YR=1993] W13
DCK=[YR=2017] N10 W12 S10 E12$ W35 S30 E21 N2 E15
FGR=[YR=1993] S2 E12 N1 DCK=[YR=2017] E6 U5 R6 N5 W12 S10$
N20 W12 S19 $ N19 E12 N9 $S19 E12 N19 W4$ E4 N4$.

## 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 | 17 | 3 | 51.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 57 | 189 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 963.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 57 | 3,568 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,757

| 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 | 132.00 | 155.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 04/30/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS