

LOT 2
IN OR 1973/777
HIGHLAND OAKS PB 5/131

VARNADOE AARON M & MELINDA H
803 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1385-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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

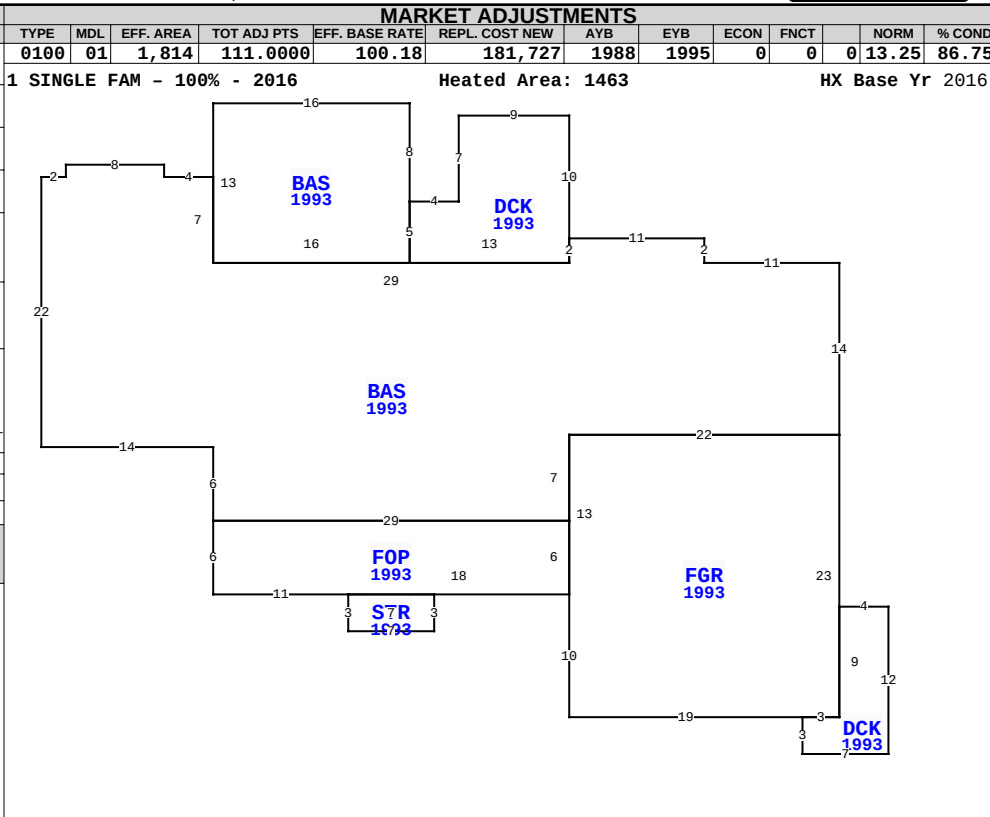
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	208	100	208	18,076
BAS	1,255	100	1,255	109,067
DCK	57	10	6	521
DCK	128	10	13	1,129
FGR	506	55	278	24,160
FOP	174	30	52	4,519
STR	21	10	2	174

TOTALS	2,349		1,814	157,648
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	50	16	800.00	SF	6.50	
2	0810	CONCRETE A	0 100	0	0	150.00	SF	6.50	
3	0479	VF PICKET	0 100	0	0	72.00	LF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	R-1	102.00	133.00	



BLD DATE	02/06/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
4,017									

TOTAL OB/XF									
4,017									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE 157,648									
TOTAL MARKET OB/XF VALUE 4,017									
TOTAL LAND VALUE - MARKET 225,000									
TOTAL MARKET VALUE 386,665									
SOH/AGL Deduction 195,707									
ASSESSED VALUE 190,958									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 140,958									
TOTAL JUST VALUE 386,665									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 335,601									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091392	REMODEL	500	10/09/2009
20020990	REPAIR/RRF	1,000	06/11/2002
4944	NEW CONSTR	62,240	07/26/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1973/0777	4/06/2015	WD	Q	I	02	230,000	
GRANTOR: MALENKE JAMES & JANE							
GRANTEE: VARNADOE AARON M &							
1872/0161	7/17/2013	WD	U	I	11	100	
GRANTOR: GENGLER JOHN & VIRGIN							
GRANTEE: MALENKE JAMES & JAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 N2 W11DCK=[YR=1993] N10 W9S7W4									
BAS=[YR=1993] N8W16S13E16N5\$ S5E13N2\$ S2 W29 N7 W4 N1 W8 S1									
W2 S22 E14 S6 FOP=[YR=1993] S6E11 STR=[YR=1993] S3E7N3W7SE18									
FGR=[YR=1993] S10E19 DCK=[YR=1993] S3E7N12W4S9W3\$ E3N23 W22									
S13\$N6 W29 \$ E29 N7 E22 N14 \$.									