



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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
Occupancy	00	NONE 100

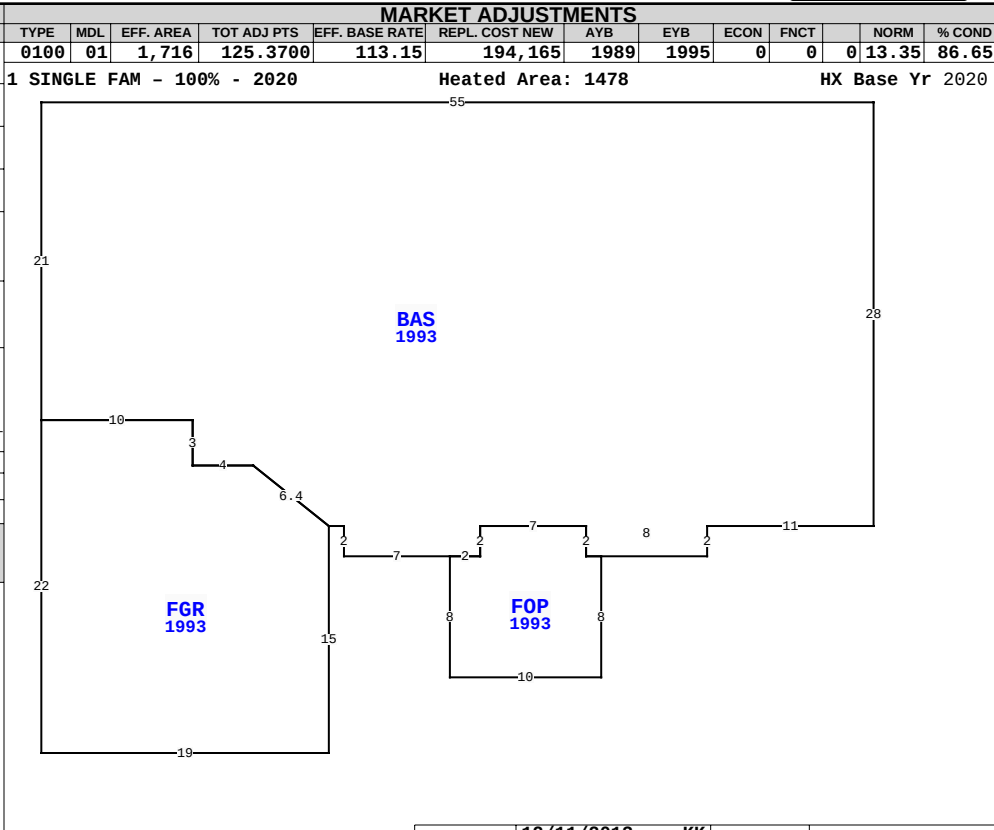
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	1,478	144,910
FGR	381	55	210	20,590
FOP	94	30	28	2,745

TOTALS	1,953		1,716	168,244
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	16	50	800.00	SF	6.50	6.50
3	0830	FLAGSTONE	0 100	3	20	60.00	SF	12.00	12.00
4	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00
5	1243	WD DECK F	0 100	12	16	192.00	SF	8.00	8.00

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	0006	R-1	75.00	106.00	1.00



708 AMELIA CIR, FERNANDINA BEACH

BLD DATE	12/11/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
6,904									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	168,244								
TOTAL MARKET OB/XF VALUE	6,904								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	400,148								
SOH/AGL Deduction	159,089								
ASSESSED VALUE	241,059								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	191,059								
TOTAL JUST VALUE	400,148								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	347,224								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080807	REPAIR/RRF	2,150	05/13/2008
20033640	ELEC OTHER	1,000	08/07/2003
5595	NEW CONSTR	58,080	09/20/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2275/0996	4/30/2019	WD	Q	I	01	307,500			
GRANTOR: CONAHAN TRICIA									
GRANTEE: SZYMANSKI MARGARET									
1852/1680	4/24/2013	WD	Q	I	02	181,000			
GRANTOR: WOOD DOROTHY GAYLE									
GRANTEE: CONAHAN TRICIA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W55 S21 FGR=[YR=1993] S22 E19 N15 U4 L5 W4 N3 W10\$ E10 S3 E4 D4 R5 E1 S2 E7 FOP=[YR=1993] S8 E10 N8 W1 N2 W7 S2 W2\$ E2 N2 E7 S2 E8 N2 E11 N28\$.									