

LOT 20
IN OR 2157/781
HIGHLAND OAKS PB 5/131

PINCKNEY CHRISTOPHER D & HEATHER S
605 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1385-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	986	100	986	116,495
BAS	160	100	160	18,904
FGR	532	55	293	34,618
FOP	282	30	85	10,043
FUS	1,228	100	1,228	145,087

TOTALS 3,188 2,752 325,146

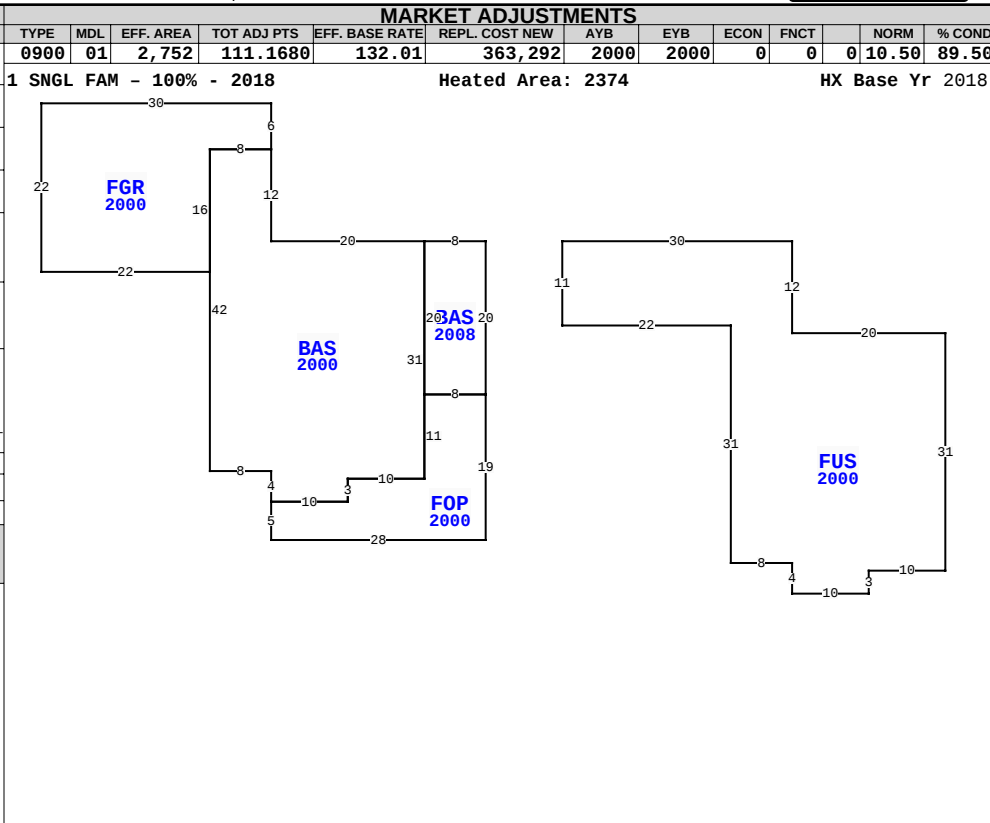
EXTRA FEATURES

L N	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
2	1243	WD DECK F	0 100	10	2	20.00	SF	4.00	4.00	100	2000	2000	3	20	16	
3	0810	CONCRETE A	0 100	4	5	20.00	SF	6.50	6.50	100	2000	2000	3	80	104	
5	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2000	2000	3	80	62	
6	0810	CONCRETE A	0 100	0	0	1,741.00	SF	6.50	6.50	100	2000	2000	3	80	9,053	
7	1242	WD DECK A	0 100	0	0	430.00	SF	10.00	10.00	100	2008	2008	3	40	1,720	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	165.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 03/08/2022 BY DJ



605 AMELIA CIR, FERNANDINA BEACH

TOTAL OB/XF 10,955															
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TOTAL OB/XF 10,955															
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				325,146	
TOTAL MARKET OB/XF VALUE				10,955	
TOTAL LAND VALUE - MARKET				225,000	
TOTAL MARKET VALUE				561,101	
SOH/AGL Deduction				257,438	
ASSESSED VALUE				303,663	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				253,663	
TOTAL JUST VALUE				561,101	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				479,506	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211251	GARAGE	0	05/14/2021
20060021	REMODEL	2,400	01/04/2006
2002071	NEW CONSTR	136,956	01/31/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2157/0781	11/03/2017	WD	Q	I	01
					395,000

GRANTOR: CUTAJAR DAWN M
GRANTEE: PINCKNEY CHRISTOPHE
1668/0454 3/18/2010 WD U I 12 260,000
GRANTOR: CHI SAMUEL & JILL R D
GRANTEE: CUTAJAR DAWN M & LE

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2008] W8 BAS=[YR=2000] W20 N12 FGR=[YR=2000] N6
W30 S22 E22 N16 E8 \$ W8 S42 E8 S4 FOP=[YR=2000] S5 E28 N19
W8 S11 W10 S3 W10\$ E10 N3 E10 N31\$ S20 E8 N20\$ PTR= E10
FUS=[YR=2000] E30 S12 E20 S31 W10 S3 W10 N4 W8 N31 W22 N11 \$
W10 \$.

PRINTED 08/02/2023 BY SYS