

BLOCK 1 LOT 1
IN OR 944/1030
HIGHLAND HEIGHTS SUB # 1

NORUSH CHRISTINE & GILBERT J
706 AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1380-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,802	100	1,802	145,446
FOP	54	30	16	1,291
TOTALS	1,856		1,818	146,737

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	
2	0511	GARAGE CB-	0	100	25	30	750.00	SF	40.00	40.00	
3	0350	CARPORT WD	0	100	10	5	50.00	SF	13.00	13.00	
4	0810	CONCRETE A	0	100	0	0	1,050.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	110.00	110.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,818	121.6000	115.52	210,015	1956	1980	0	0	30.13	69.87	
1 SINGLE FAM - 100% - 2002 Heated Area: 1802 HX Base Yr 2002												
706 AMELIA DR, FERNANDINA BEACH												

TOTAL OB/XF 33,626												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	1956
2	0511	GARAGE CB-	0	100	25	30	750.00	SF	40.00	40.00	100	2003
3	0350	CARPORT WD	0	100	10	5	50.00	SF	13.00	13.00	100	2003
4	0810	CONCRETE A	0	100	0	0	1,050.00	SF	6.50	6.50	100	2003
5	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2016
6	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	2016
7	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50	6.50	100	2016

TOTAL OB/XF											33,626		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R-1	110.00	110.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	2		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	146,737		
TOTAL MARKET OB/XF VALUE	33,626		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	455,363		
SOH/AGL Deduction	276,882		
ASSESSED VALUE	178,481		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	128,481		
TOTAL JUST VALUE	455,363		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	399,421		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160686	DECK1012	2,678	03/14/2016
20100885	REMODEL	1,200	06/01/2010
20100870	REMODEL	5,000	05/26/2010
20100812	REPAIR/RRF	700	05/14/2010
20062372	REPAIR/RRF	1,188	10/23/2006
6705	REPAIR/RRF	3,300	08/21/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0944/1030	8/11/2000	DG U	I	01	
GRANTOR: NORUSH CHRISTINE & GI					
GRANTEE: NORUSH CHRISTINE &					
0815/0836	12/03/1997	WD Q	I		
GRANTOR: KORNAU PAUL J SOLE TR					
GRANTEE: CARLTON CHRISTINE					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W64 S29 E23 FOP=[YR=1993] E9 N6 W9 S6 \$ N6 E9 S6 E32 N29 \$.					