



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
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	1,519	100	1,519	351,491
BAS	506	100	506	117,087
FCP	340	25	85	19,669
FOP	40	30	12	2,777
FOP	170	30	51	11,801
FOP	32	30	10	2,314
FOP	168	30	50	11,570
FUS	1,053	100	1,053	243,660
UOP	24	20	5	1,157
UOP	40	20	8	1,852
TOTALS	4,062		3,375	780,963

** This building has 11 Sub-Areas

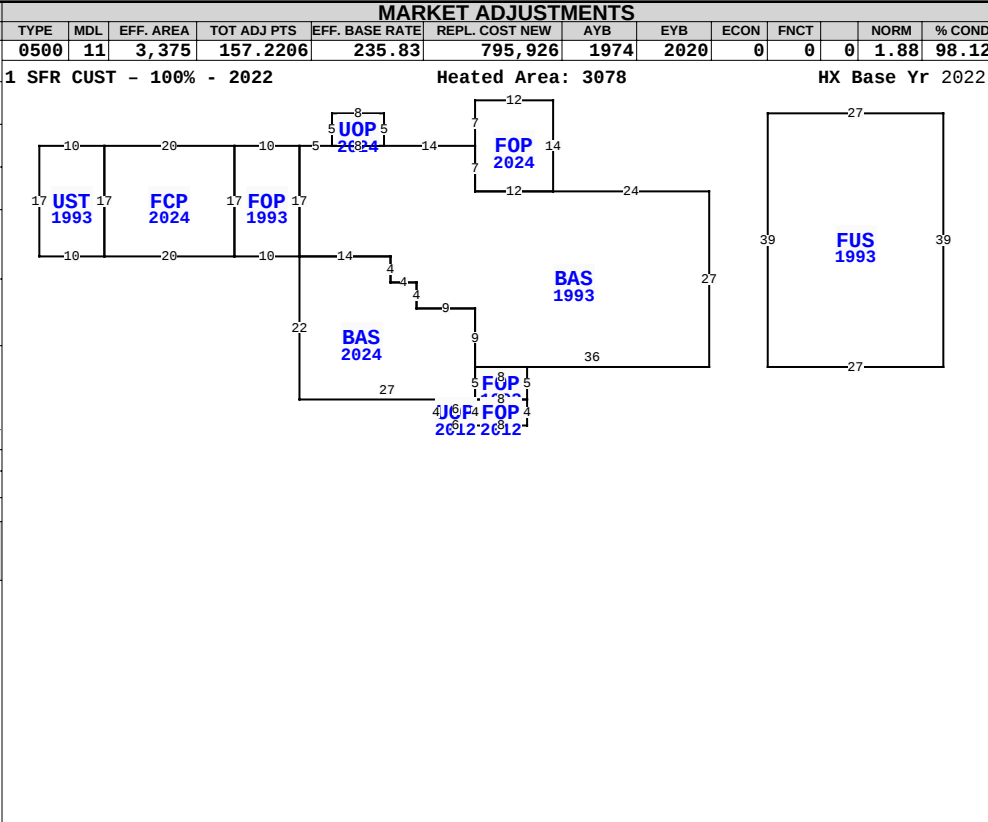
818 AMELIA DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
1	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	1974	1974	3	25	1,014	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	34	1,190	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1974	1974	3	20	7,650	
4	1242	WD DECK A	0	100	0	0	72.00	SF	5.00	5.00	100	2020	2020	3	90	324	
5	0855	CONC PAVER	0	100	0	0	1,042.00	SF	10.00	10.00	100	2024	2023		100	10,420	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
7	0857	SANDSTONE/	0	100	0	0	700.00	SF	16.00	16.00	100	2024	2020		100	11,200	

LAND DESCRIPTION			TOTAL OB/XF 36,798														
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
1	000100	C	SFR	100	0006	R-1	81.00	180.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000
2	000100	C	SFR	100	0006	R-1	66.00	195.00	1.00	LT		1.00	1.00	0.50	225,000.00	112,500.00	112,500



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		780,963	
TOTAL MARKET OB/XF VALUE		36,798	
TOTAL LAND VALUE - MARKET		337,500	
TOTAL MARKET VALUE		1,155,261	
SOH/AGL Deduction		169,429	
ASSESSED VALUE		985,832	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		935,832	
TOTAL JUST VALUE		1,155,261	
NCON VALUE		104,464	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		974,985	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230060	855 & 600	53,446	02/14/2023
20200038	REMODEL	50,000	06/02/2020
20190223	DEMOSCRNRM	0	07/26/2019
5968	REPAIR/RRF	5,342	05/08/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2480/0264	7/16/2021	WD	Q	I	01	964,900	
GRANTOR: CARRINO ROBERT A & BR							
GRANTEE: MAHONY KEVIN G & JO							
2291/1115	7/15/2019	WD	Q	I	01	355,300	
GRANTOR: BREWER ANTHONY H & MA							
GRANTEE: CARRINO ROBERT A &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W24 W12 N7 W14 W8 W5 S17 E14 S4 E4 S4 E9 S9 E36 N27 \$									
FUS=[YR=1993;ORIG=36,27] N39 W27 S39 E27 \$									
FOP=[YR=1993;ORIG=-63,-7] W10 S17 E10 N17 \$									
UST=[YR=1993;ORIG=-93,-7] W10 S17 E10 N17 \$									
FOP=[YR=1993;ORIG=-28,32] N5 W8 S5 E8 \$									
FOP=[YR=2012;ORIG=-36,36] E8 N4 W8 S4 \$									
UOP=[YR=2012;ORIG=-42,32] S4 E6 N4 W6 \$									
FCP=[YR=2024;ORIG=-93,-7] E20 S17 W20 N17 \$									
FOP=[YR=2024;ORIG=-36,-14] E12 S14 W12 N7 N7 \$									
UOP=[YR=2024;ORIG=-58,-12] E8 S5 W8 N5 \$									
BAS=[YR=2024;ORIG=-63,10] E14 D4L0 U0R4 S4 E9 S9 S5 W27 N22 \$									