BLOCK 2 LOT 2
CASE #04-CP-74 IN OR 1224/186
HIGHLAND HEIGHTS SUB 1 PB 3/43

LLOYD MICHAEL ARTHUR/LLOYD MARGARET LOUISE
711 AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1380-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

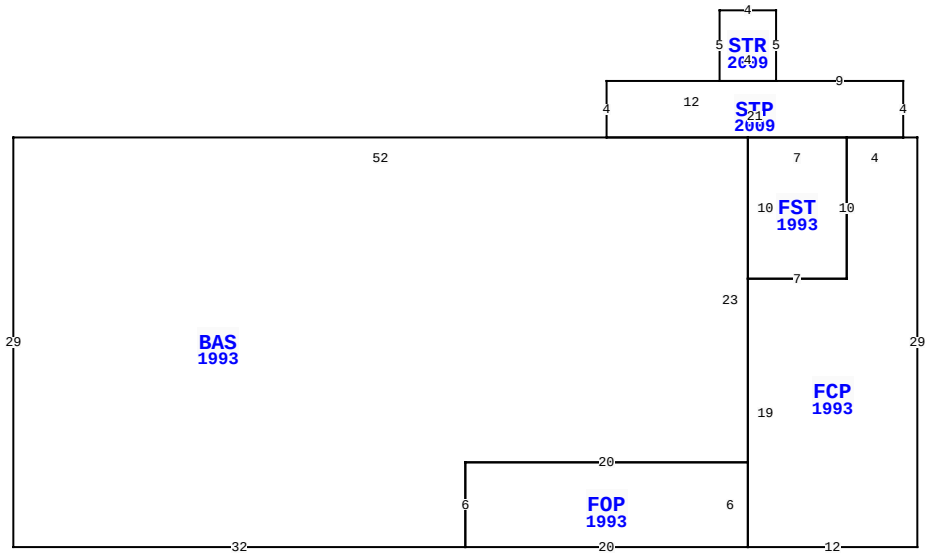
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,388	100	1,388	119,143
FCP	278	25	70	6,009
FOP	120	30	36	3,091
FST	70	55	38	3,262
STP	84	10	8	687
STR	20	10	2	172
TOTALS	1,960		1,542	132,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,542	112.7100	107.07	165,102	1956	1990	0	0	0	19.83	80.17

1 SINGLE FAM – 100% - 2001 Heated Area: 1388 HX Base Yr 2001



711 AMELIA DR, FERNANDINA BEACH

BLD DATE	03/25/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,362
TOTAL MARKET OB/XF VALUE		580
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		357,942
SOH/AGL Deduction		244,816
ASSESSED VALUE		113,126
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,126
TOTAL JUST VALUE		357,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110431	REMODEL	5,185	03/25/2011
20090310	REPAIR/RRF	7,105	03/10/2009
972013	OTHER	1,000	09/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0150/0410	1/01/1973	WD	Q	I		28,000
GRANTOR:						
GRANTEE:						
0150/0410	1/01/1973	WD	Q	I		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W1 STP=[YR=2009] N4W9 STR=[YR=2009]
N5W4S5E4$W12S4E21$W4 FST=[YR=1993] W7 BAS=[YR=1993] W52S29E32
FOP=[YR=1993] E20N6W20S6$N6E20N23$ S10E7N10$S10W7S19E12N29$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	52	8	416.00	SF	6.50	6.50	100	1956	1956	3	20	541	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1956	1956	3	20	39	

LAND DESCRIPTION

TOTAL OB/XF 580

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	85.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS