BLOCK 2 LOT 7
IN OR 1914/844
HIGHLAND HEIGHTS SUB 1

KILCREASE MARY
809 AMELIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1380-0002-0070

BUILDING CHARACTERISTICS

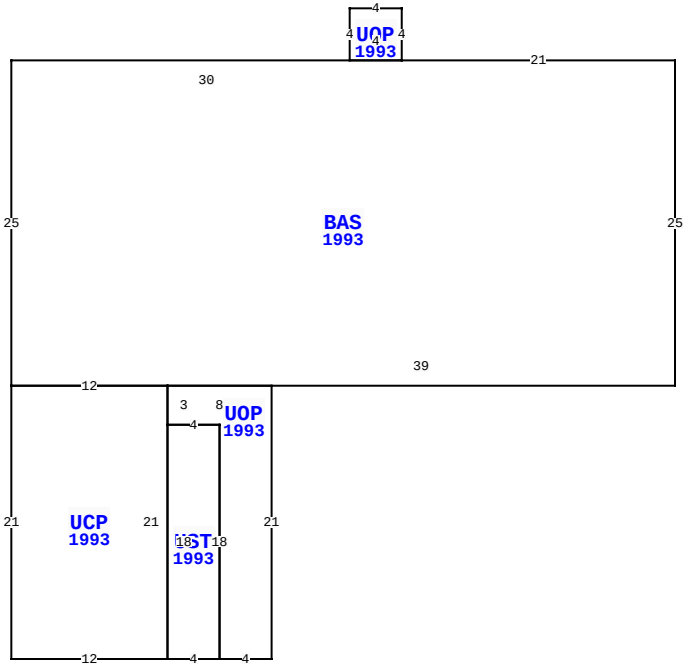
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	1,275	100	1,275	101,290
UCP	252	20	50	3,973
UOP	16	20	3	239
UOP	96	20	19	1,509
UST	72	45	32	2,542
TOTALS	1,711		1,379	109,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,379	110.0320	104.53	144,147	1957	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1275 HX Base Yr 2015



809 AMELIA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		109,552
TOTAL MARKET OB/XF VALUE		2,136
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		336,688
SOH/AGL Deduction		193,755
ASSESSED VALUE		142,933
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		87,933
TOTAL JUST VALUE		336,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5036	REPAIR/RRF	3,300	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1914/0844	4/25/2014	WD	Q	I	02	135,000
GRANTOR: STERNS TERESA W						
GRANTEE: KILCREASE MARY						
0074/0626	1/01/1967	TA	U	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N4 W4 S4E4 $ W30 S25
UCP=[YR=1993] S21 E12 UST=[YR=1993] E4 N18 W4S18$ N21W12$ E12
UOP=[YR=1993] S3 E4 S18 E4 N21 W8 $ E39 N25$.

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	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,560	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,136

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	75.00	101.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS