

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	12	CEDAR 70		
Exterior Wall	17	CB STUCCO 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 60		
Interior Floor	12	HARDWOOD 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	1,222	100	1,222	117,146
FCP	228	25	57	5,464
FOP	176	30	53	5,081
FST	70	55	38	3,643
TOTALS	1,696		1,370	131,334

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												SINGLE FAM - 100% - 2019	
				Heated Area: 1222				HX Base Yr 2019					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			131,334
TOTAL MARKET OB/XF VALUE			1,367
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			407,701
SOH/AGL Deduction			203,303
ASSESSED VALUE			204,398
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			154,398
TOTAL JUST VALUE			407,701
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4901	REPAIR/RRF	15,000	06/16/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1026	1/25/2023	WD	U	I	11	100
GRANTOR: BROWN LAURA C						
GRANTEE: BROWN LAURA C REVOC						
2143/1444	8/29/2017	WD	Q	I	01	240,200
GRANTOR: FLORIDA LAND TRUST						
GRANTEE: BROWN LAURA C						

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	0810	CONCRETE A	0	100	59	10			6.50	100	1957	1957	3	20	767	
2	1242	WD DECK A	0	100	10	30			10.00	100	1997	1997	3	20	600	

EXTRA FEATURES				BLD DATE				LGL DATE			
813 AMELIA DR, FERNANDINA BEACH				XF DATE				LAND DATE			
				INC DATE				AG DATE			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W54 S13 FST=[YR=1993] S5 E2 FCP=[YR=1993] S19 E12 FOP=[YR=1993] E16 N11 W16 S11\$ N19 W12\$ E12 N5 W14\$ E14 S13 E40 N26\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	113.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							