BLOCK 2 PT OF LOT 10
IN OR 1953/1767
HIGHLAND HEIGHTS SUB 1 PB 3/43

MALENKE JAMES L & JANE E
722 AMELIA CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1380-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

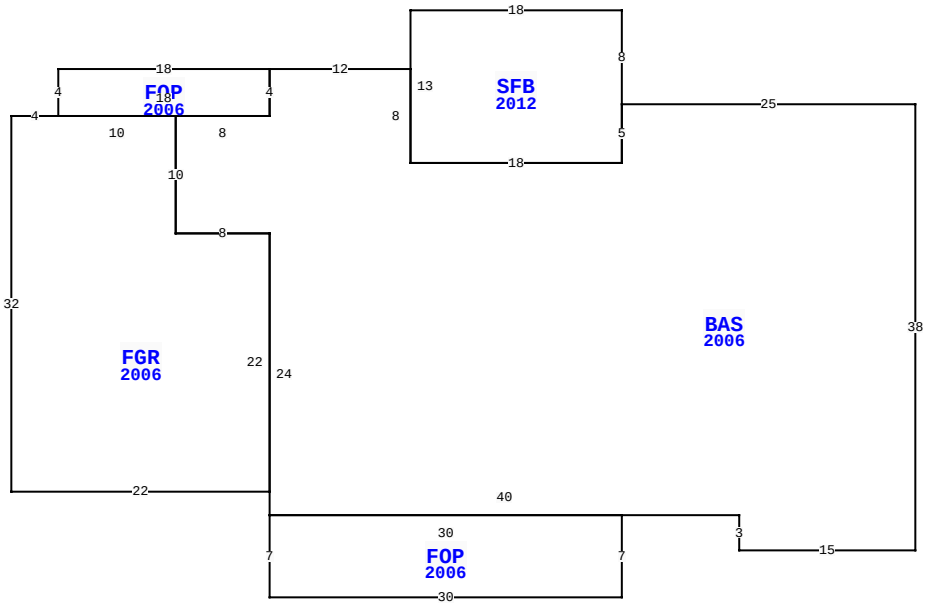
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,996	100	1,996	203,280
FGR	624	55	343	34,932
FOP	72	30	22	2,240
FOP	210	30	63	6,416
SFB	234	80	187	19,045
TOTALS	3,136		2,611	265,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,611	116.5248	110.70	289,038	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2015 Heated Area: 2183 HX Base Yr 2015



722 AMELIA CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		265,915
TOTAL MARKET OB/XF VALUE		23,345
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		514,260
SOH/AGL Deduction		256,592
ASSESSED VALUE		257,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,668
TOTAL JUST VALUE		514,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0032		11,190	01/29/2024
20121376	ENCLOSE PORCH	5,147	07/11/2012
20112104	XFOB	1,985	11/21/2011
20052560	NEW CONSTR	190,000	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1767	12/15/2014	WD	Q	I	01	332,500
GRANTOR: O'REILLY MICHAEL J JR						
GRANTEE: MALENKE JAMES L & J						
1747/1135	7/14/2011	WD	Q	I	02	272,000
GRANTOR: ROBINSON HARVEY B JR						
GRANTEE: O'REILLY MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 SFB=[YR=2012] N8 W18 S13 E18 N5 $ S5 W18 N8 W12 FOP=[YR=2006] W18 S4 FGR=[YR=2006] W4 S32 E22 N22 W8 N10W10 $ E18 N4 $ S4 W8S10 E8 S24 FOP=[YR=2006] S7 E30 N7 W30 $ E40 S3 E15 N38 $.

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	115	12	1,380.00	SF	6.50	6.50	100	2006	2006	3	87	7,804	
2	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	2006	2006	3	87	8,483	
3	0858	SCULP CONC	0	100	0	0	554.00	SF	13.00	13.00	100	2011	2011	3	98	7,058	

LAND DESCRIPTION

TOTAL OB/XF 23,345

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	109.00	100.00	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