

LOT 5  
IN OR 1220/766  
HIGHLAND HILLS PB 6/231

ROMACK JOSEPH G & CAROL A  
1519 AMELIA CR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1383-0005-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 23 | REINF CONC 30  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

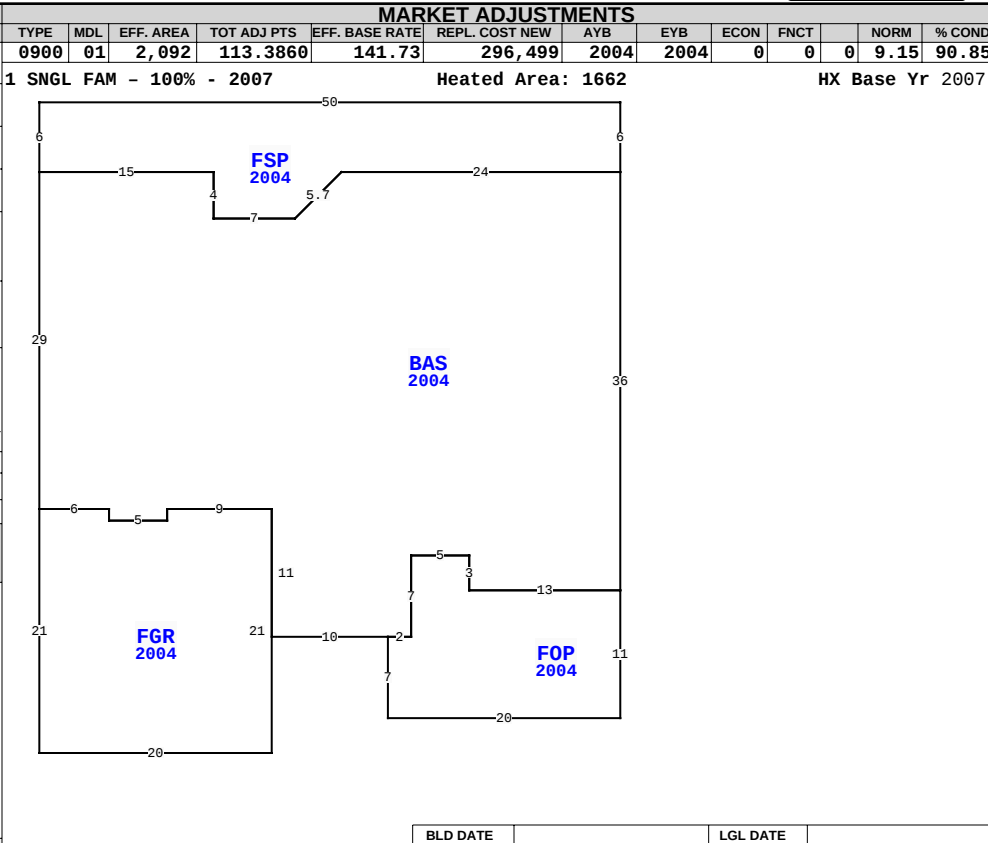
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| NEIGHBORHOOD/LOC | 1007.00 |
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| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,662            | 100         | 1,662        | 214,002              |
| FGR       | 415              | 55          | 228          | 29,357               |
| FOP       | 227              | 30          | 68           | 8,756                |
| FSP       | 336              | 40          | 134          | 17,254               |
| TOTALS    | 2,640            |             | 2,092        | 269,369              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2004    | 2004        | 3 | 88     | 3,080           |       |
| 2   | 0825       | BRICK       | 0 100   | 21 | 4  | 84.00  | SF | 12.50    | 12.50          | 100       | 2004    | 2004        | 3 | 96     | 1,008           |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 40 | 16 | 640.00 | SF | 6.50     | 6.50           | 100       | 2004    | 2004        | 3 | 84     | 3,494           |       |
| 4   | 0855       | CONC PAVER  | 0 100   | 7  | 6  | 42.00  | SF | 10.00    | 10.00          | 100       | 2005    | 2005        | 3 | 86     | 361             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |



|                                   |
|-----------------------------------|
| 1519 AMELIA CIR, FERNANDINA BEACH |
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| TOTAL OB/XF |    |          |                |           |         |             |   |        |                 |       |
|-------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| UNITS       | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1.00        | UT | 3,500.00 | 3,500.00       | 100       | 2004    | 2004        | 3 | 88     | 3,080           |       |
| 84.00       | SF | 12.50    | 12.50          | 100       | 2004    | 2004        | 3 | 96     | 1,008           |       |
| 640.00      | SF | 6.50     | 6.50           | 100       | 2004    | 2004        | 3 | 84     | 3,494           |       |
| 42.00       | SF | 10.00    | 10.00          | 100       | 2005    | 2005        | 3 | 86     | 361             |       |
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| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                | 7,943 |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | L VA  |  |
| 3 R-1       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 225,000.00 | 225,000.00     |       |  |
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| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 269,369   |  |
| TOTAL MARKET OB/XF VALUE  |  | 7,943     |  |
| TOTAL LAND VALUE - MARKET |  | 225,000   |  |
| TOTAL MARKET VALUE        |  | 502,312   |  |
| SOH/AGL Deduction         |  | 293,214   |  |
| ASSESSED VALUE            |  | 209,098   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 159,098   |  |
| TOTAL JUST VALUE          |  | 502,312   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 490,388   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20033845   | NEW CONSTR  | 150,000 | 08/26/2003 |

| SALES DATA                     |           |           |                    |
|--------------------------------|-----------|-----------|--------------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / V I / I RSN CD |
| 1220/0766                      | 4/06/2004 | WD Q      | I 217,500          |
| GRANTOR: COPPENBARGER HOMES IN |           |           |                    |
| GRANTEE: ROMACK JOSEPH & CAR   |           |           |                    |
| 1109/1057                      | 1/24/2003 | WD U      | V 19 45,000        |
| GRANTOR: TEPE ENTERPRISES INC  |           |           |                    |
| GRANTEE: COPPENBARGER HOMES    |           |           |                    |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|----------------|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                    |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| FSP=[YR=2004] W50 S6 BAS=[YR=2004] S29 FGR=[YR=2004] S21 E20 N21 W9 S1 W5 N1 W6\$ E6 S1 E5 N1 E9 S11 E10 FOP=[YR=2004] S7 E20 N11 W13 N3 W5 S7 W2\$ E2 N7 E5 S3 E13 N36 W24 L4 D4 W7 N4 W15\$ E15 S4 E7 U4 R4 E24N6\$. |  |  |  |