

LOT 6  
IN OR 1369/1235  
HIGHLAND HILLS PB 6/231

SHOWALTER ANNE H/ROBB DOROTHY D  
1517 AMELIA CR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1383-0006-0000



| 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           | 08 | SHT VINYL 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1007.00 |
|------------------|---------|

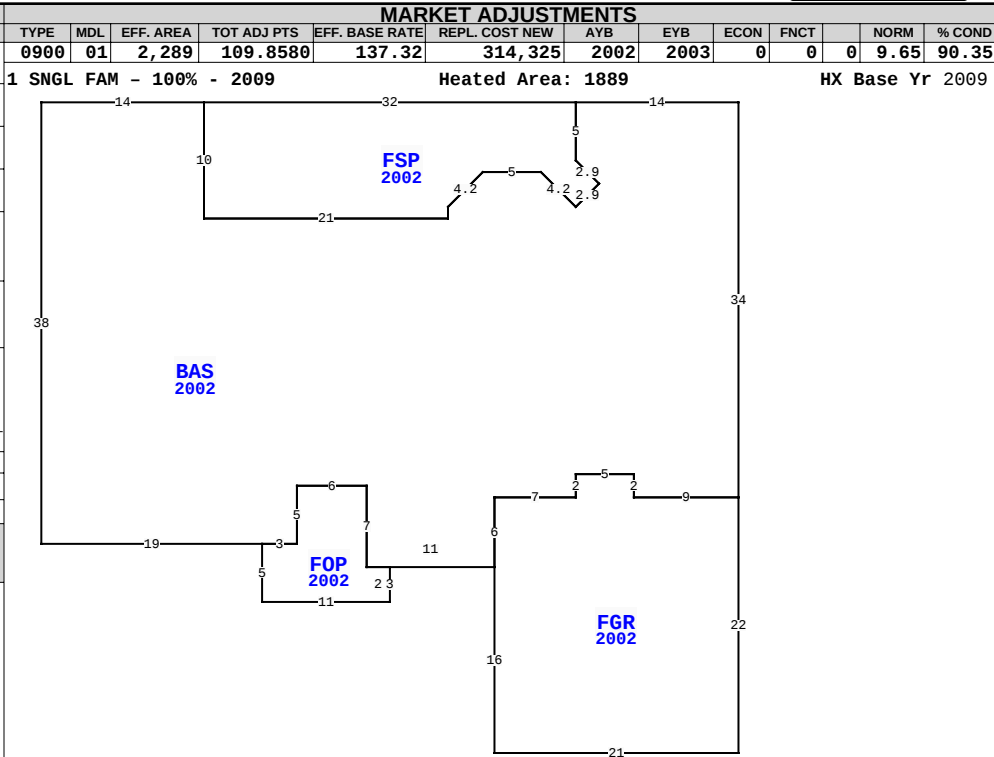
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,889            | 100         | 1,889        | 234,365              |
| FGR       | 472              | 55          | 260          | 32,258               |
| FOP       | 81               | 30          | 24           | 2,978                |
| FSP       | 289              | 40          | 116          | 14,392               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,731 |  | 2,289 | 283,993 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |       |
|----------------|------------|-------------|---------|----|----|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 |       |
| 2              | 0855       | CONC PAVER  | 0 100   | 35 | 3  | 105.00 | SF | 10.00    |       |
| 3              | 0810       | CONCRETE A  | 0 100   | 40 | 16 | 640.00 | SF | 6.50     |       |
| 4              | 1242       | WD DECK A   | 0 100   | 0  | 0  | 238.00 | SF | 11.00    |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 08/30/2019 | BY | DJA |
|-------------|------------|----|-----|



1517 AMELIA CIR, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

| 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       | 2002    | 2002        | 3 | 86     | 3,010           |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 35 | 3  | 105.00 | SF | 10.00    | 10.00          | 100       | 2012    | 2012        | 3 | 93     | 977             |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 40 | 16 | 640.00 | SF | 6.50     | 6.50           | 100       | 2002    | 2002        | 3 | 82     | 3,411           |       |
| 4   | 1242       | WD DECK A   | 0 100   | 0  | 0  | 238.00 | SF | 11.00    | 11.00          | 100       | 2003    | 2003        | 3 | 21     | 550             |       |

| 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 225,000.00 | 225,000.00     | 225,000    |                             |      |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 225,000 | Market: | 0 | Agricultural: | 0 | Common: | 225,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 2 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 283,993      |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 7,948        |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 225,000      |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 516,941      |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 299,123      |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 217,818      |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 50,000       |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 167,818      |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 516,941      |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 504,360      |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 20120675   | ELEC. KIT REMODEL | 250     | 04/18/2012 |
| 20120291   | PLUMBING KIT.REMO | 1,100   | 02/23/2012 |
| 20120266   | KITCHEN REMODEL   | 10,000  | 02/20/2012 |
| 20011128   | NEW CONSTR        | 148,000 | 05/16/2001 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1369/1235                      | 11/28/2005 | WD           | U      | I      | 06        | 100           |  |
| GRANTOR: SHOWALTER ANNE H & DO |            |              |        |        |           |               |  |
| GRANTEE: SHOWALTER ANNE H &    |            |              |        |        |           |               |  |
| 1237/1755                      | 6/15/2004  | WD           | Q      | I      |           | 251,000       |  |
| GRANTOR: MORRIS TIMOTHY D & SU |            |              |        |        |           |               |  |
| GRANTEE: SHOWALTER ANNE H &    |            |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W14 FSP=[YR=2002] W32 S10 E21 N1 U3 R3 E5 R3 D3 U2 R2 U2 L2 N5\$ S5 D2 R2 D2 L2 L3 U3 W5 L3 D3 S1W21N10 W14 S38 E19 FOP=[YR=2002] S5 E11 N3 W2 N7 W6 S5 W3 \$ E3 N5 E6 S7 E11 FGR=[YR=2002] S16 E21 N22W9 N2 W5 S2 W7 S6 \$ N6 E7 N2 E5 S2 E9 N34\$ . |  |  |  |  |  |  |  |  |  |