LOT 7
HIGHLAND HILLS PB 6/231

RIDDELL CHRISTINA M & WILLIAM RODGERS
1515 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1383-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

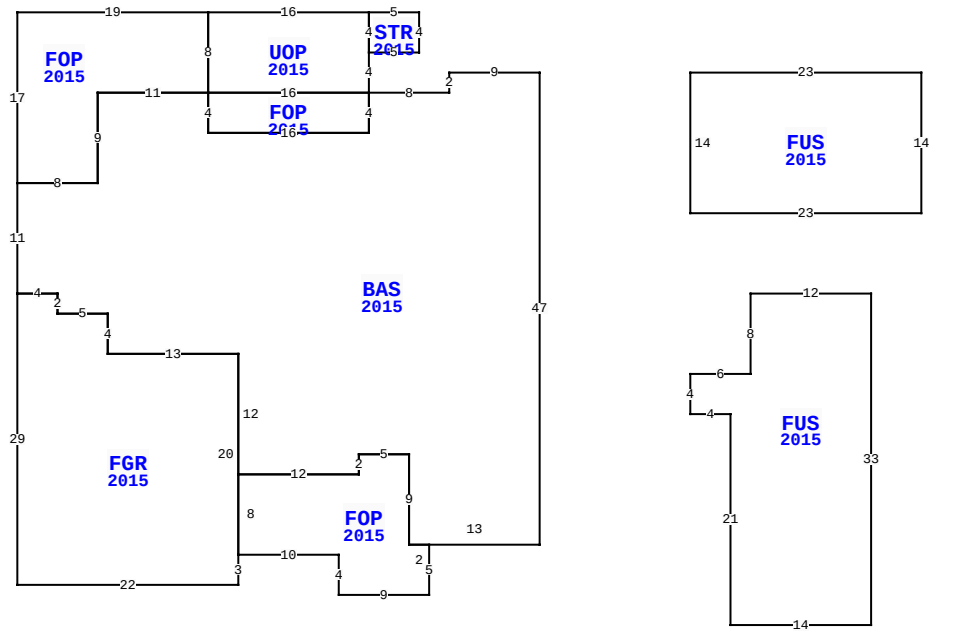
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,631	100	1,631	212,494
FGR	550	55	302	39,346
FOP	64	30	19	2,475
FOP	184	30	55	7,166
FOP	224	30	67	8,729
FUS	322	100	322	41,951
FUS	462	100	462	60,192
STR	20	10	2	261
UOP	128	20	26	3,387
TOTALS	3,585		2,886	376,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,886	108.0060	135.01	389,639	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 2415 HX Base Yr 2023



1515 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		376,002
TOTAL MARKET OB/XF VALUE		3,942
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		604,944
SOH/AGL Deduction		124,479
ASSESSED VALUE		480,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,465
TOTAL JUST VALUE		604,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150697	NEW CONSTR	281,998	04/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0897	10/20/2022	WD	Q	I	01	699,000
GRANTOR: MCGETTRICK ROBERT F &						
GRANTEE: RIDDELL CHRISTINA M						
2389/1184	8/14/2020	WD	Q	I	01	475,000
GRANTOR: BGRS RELOCATION INC						
GRANTEE: MCGETTRICK ROBERT F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 S2 W8 UOP=[YR=2015] N4 STR=[YR=2015] E5 N4 W5 S4$ N4 W16 FOP=[YR=2015] W19 S17 E8 N9 E11 FOP=[YR=2015] S4 E16 N4 W16$ N8$ S8 E16$ S4 W16 N4 W11 S9 W8 S11 FGR=[YR=2015] S29 E22 N3 FOP=[YR=2015] E10 S4 E9 N5 W2 N9 W5 S2 W12 S8$ N20 W13 N4 W5 N2 W4$ E4 S2 E5 S4 E13 S12 E12 N2 E5 S9 E13 N47$ PTR=E15 FUS=[YR=2015] E23 S14 W23 N14$ W15$ PTR=E15 S30 FUS=[YR=2015] E6 N8 E12 S33 W14 N21 W4 N4$ N30 W15$.

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	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2015	2015	3	95	3,201	
2	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2015	2015	3	95	741	

LAND DESCRIPTION

TOTAL OB/XF 3,942

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	0003	R-1	0.00	0.00	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