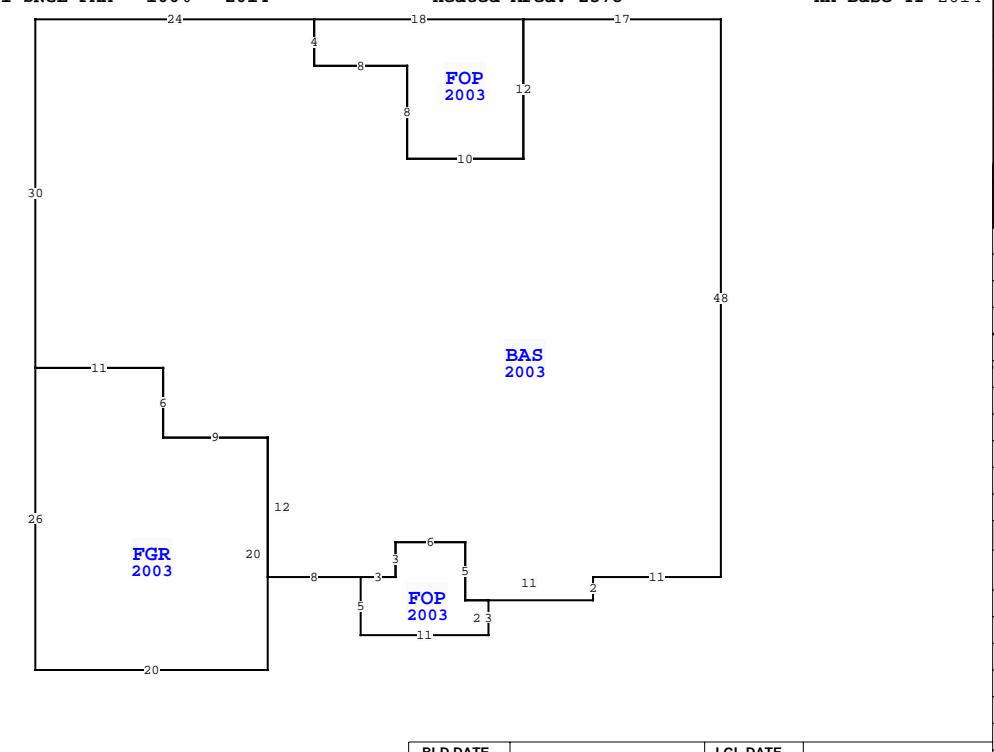


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,701	112.0320	140.04	378,248	2003	2008	0	0	0	7.15 92.85

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		351,203	
TOTAL MARKET OB/XF VALUE		9,145	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		585,348	
SOH/AGL Deduction		336,346	
ASSESSED VALUE		249,002	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		199,002	
TOTAL JUST VALUE		585,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		569,905	



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	2,378	100	2,378	309,204
FGR	466	55	256	33,287
FOP	69	30	21	2,731
FOP	152	30	46	5,981
TOTALS	3,065		2,701	351,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210781	REPAIR/RRF	0	12/01/2021
20090609	ELEC METER REPLAC	500	05/18/2009
20033612	FENCE	2,000	08/05/2003
021265	NEW CONSTR	165,148	07/22/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1831/1064	12/17/2012	WD	Q	I	02	269,900
GRANTOR: ERICKSON STEPHEN C &						
GRANTEE: BROOKS BRYAN & SAND						
1763/1131	6/06/2011	WD	U	I	12	247,000
GRANTOR: RODEFFER JOE D & CYN						
GRANTEE: ERICKSON STEPHEN C						

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0	100	42	672.00	SF	6.50	6.50	100	2003	2003	3	83	3,625	
3	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	2003	2003	3	83	388	
4	1241	WD DECK G	0	100	12	252.00	UT	23.00	23.00	100	2004	2004	3	36	2,087	

1520 AMELIA CIR, FERNANDINA BEACH												BLD DATE	LGL DATE
												XF DATE	LAND DATE
												INC DATE	AG DATE
												TOTAL OB/XF 9,145	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W17 FOP=[YR=2003] W18 S4 E8 S8 E10 N12 S S12 W10 N8 W8 N4 W24 S30 FGR=[YR=2003] S26 E20 N20 W9 N6 W11 S E11 S6 E9 S12 E8 FOP=[YR=2003] S5 E11 N3 W2 N5 W6 S3 W3 E3 N3 E6 S5 E11 N2 E11 N48 \$ .											

LAND DESCRIPTION												TOTAL OB/XF 9,145												
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							