LOT 12
IN OR 1982/1591
HIGHLAND HILLS PB 6/231

PARHAM ROBERT R &/EVATT ELLEN D
1522 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1383-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

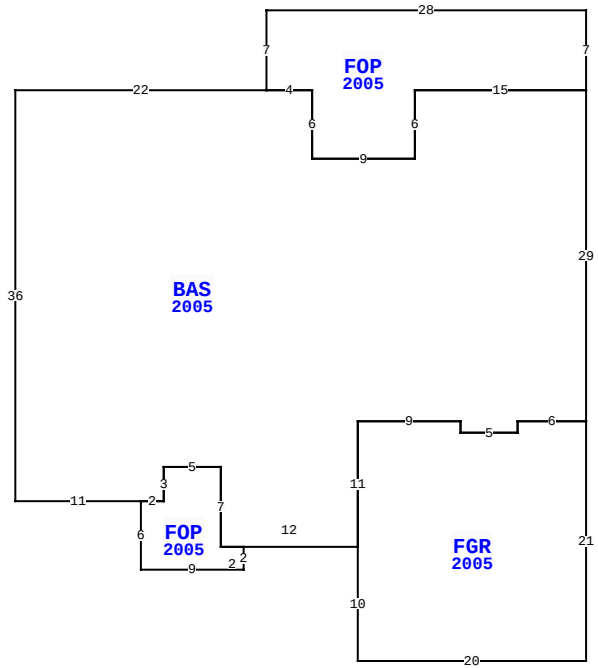
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,644	100	1,644	223,497
FGR	415	55	228	30,996
FOP	61	30	18	2,447
FOP	250	30	75	10,196
TOTALS	2,370		1,965	267,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,965	119.0553	148.82	292,431	2005	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2016 Heated Area: 1644 HX Base Yr 2016



1522 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		267,136
TOTAL MARKET OB/XF VALUE		7,341
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		499,477
SOH/AGL Deduction		222,756
ASSESSED VALUE		276,721
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,721
TOTAL JUST VALUE		499,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051464	H/AC	4,000	03/28/2005
20051076	NEW CONSTR	2,000	01/20/2005
20051046	NEW CONSTR	1,000	01/13/2005
20042400	NEW CONSTR	117,000	12/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1982/1591	5/29/2015	WD	Q	I	02	290,000
GRANTOR: DANTES CHRISTOPHER &						
GRANTEE: PARHAM ROBERT R & E						
1344/0481	8/23/2005	WD	Q	I		232,000
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: DANTES CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W28 S7 BAS=[YR=2005] W22 S36 E11
FOP=[YR=2005] S6 E9 N2 W2 N7 W5 S3 W2$E2 N3 E5 S7 E12
FGR=[YR=2005] S10 E20 N21 W6 S1 W5 N1 W9 S11$N11 E9 S1 E5 N1 E6 N29 W15 S6 W9 N6 W4$E4 S6 E9 N6 E15 N7$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2005	2005	3	86	470	
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2005	2005	3	86	3,756	

LAND DESCRIPTION

TOTAL OB/XF 7,341

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