



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 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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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	2,374	100	2,374	287,843
FGR	466	55	256	31,039
FOP	69	30	21	2,546
FOP	157	30	47	5,699
FUS	512	100	512	62,079
PTO	82	5	4	485
STR	24	10	2	242

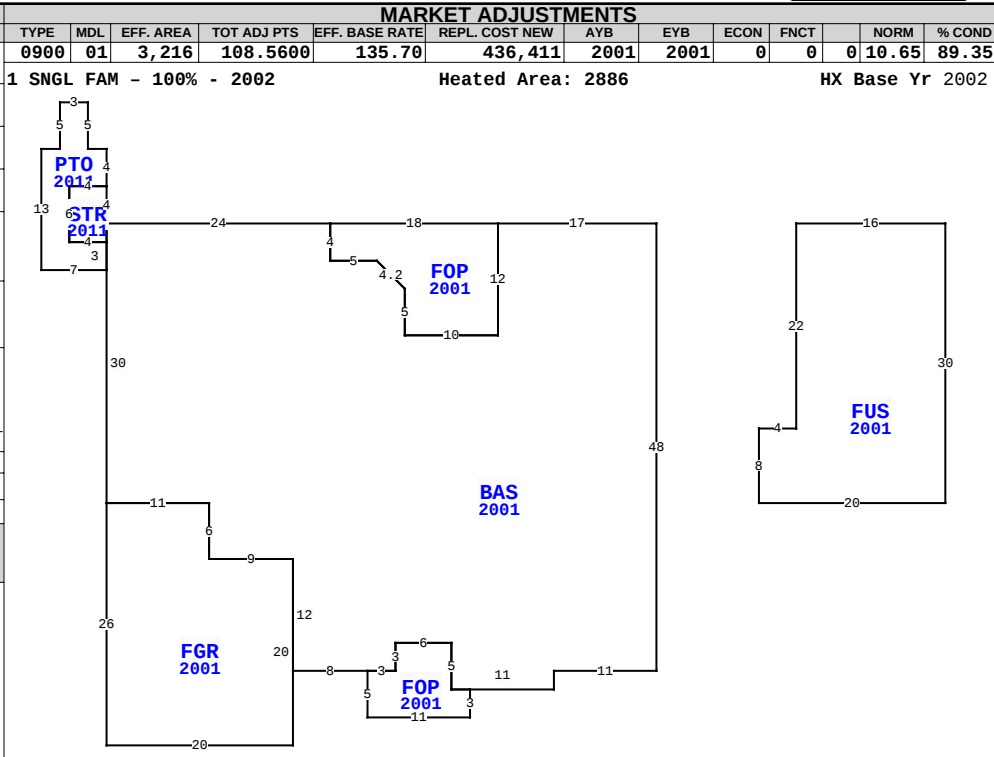
TOTALS	3,684		3,216	389,933
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EXTRA FEATURES

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	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2001	2001	3	80	484	
3	0810	CONCRETE A	0	100	0	0	630.00	SF	6.50	6.50	100	2001	2001	3	80	3,276	
4	1131	REINFR	8	0	100	91	273.00	SF	6.30	6.30	100	2011	2011	3	98	1,686	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
6	0861	POOL GUNIT	0	100	0	0	280.00	SF	170.00	170.00	100	2011	2011	3	64	30,464	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	500	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2011	2011	3	50	2,000	
9	0845	KOOL DECK	0	100	0	0	723.00	SF	13.27	13.27	100	2011	2011	3	92	8,825	
10	0910	SCRN RM L	0	100	17	59	1,003.00	SF	15.00	15.00	100	2011	2011	3	50	7,523	

LAND DESCRIPTION

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							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1524 AMELIA CIR, FERNANDINA BEACH

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	2001	2001	3	85	2,975	
93.00	SF	6.50	6.50	100	2001	2001	3	80	484	
630.00	SF	6.50	6.50	100	2001	2001	3	80	3,276	
273.00	SF	6.30	6.30	100	2011	2011	3	98	1,686	
1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
280.00	SF	170.00	170.00	100	2011	2011	3	64	30,464	
1.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	500	
1.00	UT	4,000.00	4,000.00	100	2011	2011	3	50	2,000	
723.00	SF	13.27	13.27	100	2011	2011	3	92	8,825	
1,003.00	SF	15.00	15.00	100	2011	2011	3	50	7,523	

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		389,933
TOTAL MARKET OB/XF VALUE		61,023
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		675,956
SOH/AGL Deduction		369,764
ASSESSED VALUE		306,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,192
TOTAL JUST VALUE		675,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102018	XFOB	2,100	11/22/2010
20101785	XFOB	6,350	10/15/2010
20101626	ELEC OTHER	1,200	09/20/2010
20101627	OTHER	1,500	09/20/2010
20101609	XFOB	4,200	09/16/2010
20101611	SWIM POOL	35,000	09/16/2010

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2703/1992	4/03/2024	WD Q	I 02 875,000
GRANTOR: DOUGLAS JEFFREY R			
GRANTEE: MIKSINSKI THADDEUS			
1027/0636	12/27/2001	WD Q	I 245,500
GRANTOR: COPPENBARGER HOMES IN			
GRANTEE: DOUGLAS JEFFREY R &			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2001] W17 FOP=[YR=2001] W18 S4 E5 D3 R3 S5 E10 N12 \$ S12 W10 N5 U3 L3 W5 N4 W24STR=[YR=2011] N4 PTO=[YR=2011] N4W2N5W3S5W2S13E7N3W4 N6E4\$ W4S6E4N2\$ S30 FGR=[YR=2001] S26 E20 N20 W9 N6 W11\$ E11 S6 E9 S12 E8 FOP=[YR=2001] S5E11 N3 W2 N5 W6 S3 W3 \$ E3 N3 E6 S5 E11 N2 E11 N48 \$ PTR= E15 FUS=[YR=2001] E16 S30 W20 N8 E4N22 \$ W15 \$.			