



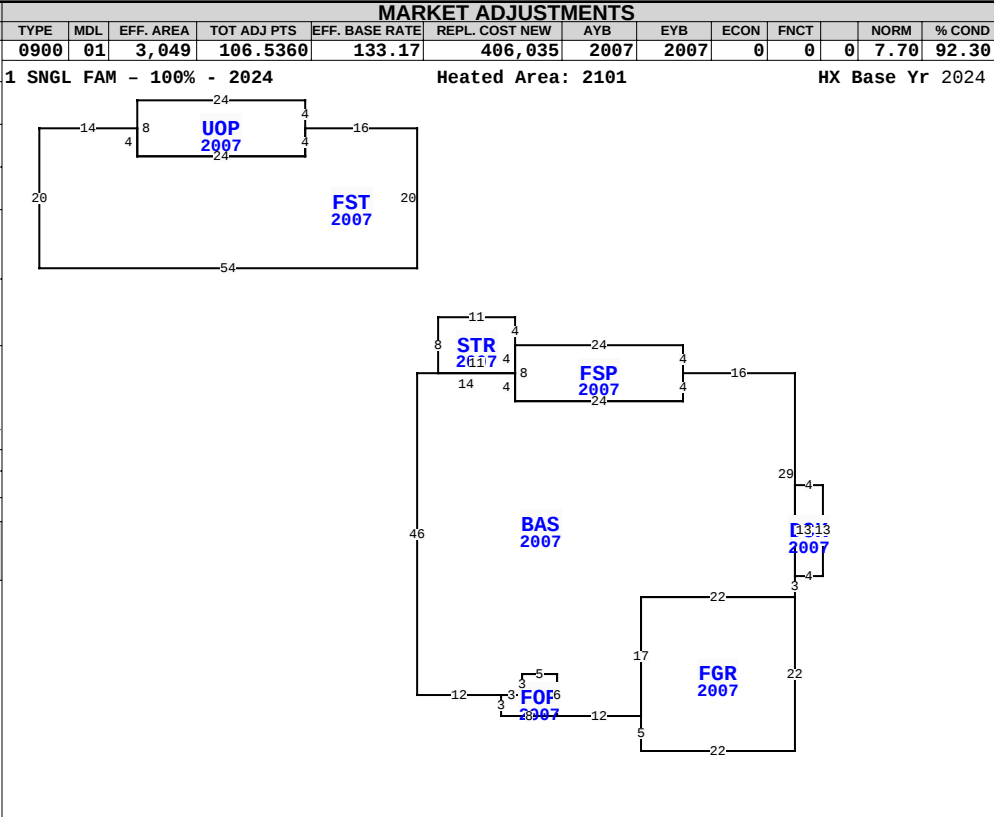
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,101	100	2,101	258,246
DCK	52	10	5	615
FGR	484	55	266	32,695
FOP	39	30	12	1,475
FSP	192	40	77	9,464
FST	984	55	541	66,498
STR	88	10	9	1,107
UOP	192	20	38	4,670

TOTALS	4,132		3,049	374,770
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007
3	0920	CWALL-WD/M	0 100	0	0	9.00	LF	390.00	390.00	100	2007
4	0810	CONCRETE A	0 100	0	0	1,475.00	SF	6.50	6.50	100	2007
5	1242	WD DECK A	0 100	0	0	48.00	SF	10.00	10.00	100	2009



BLD DATE	02/04/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

594 AMELIA CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		374,770	
TOTAL MARKET OB/XF VALUE		13,212	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		612,982	
SOH/AGL Deduction		0	
ASSESSED VALUE		612,982	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		562,982	
TOTAL JUST VALUE		612,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		596,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062249	GAS	350	09/29/2006
20062248	H/AC	8,400	09/28/2006
20062223	OTHER	1,200	09/25/2006
20061560	TEMP POLE	0	07/05/2006
20061433	NEW CONSTR	225,000	06/23/2006
20061338	DEMOLITION	3,500	06/14/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2649/1017	6/21/2023	WD Q	I	I	01
GRANTOR: NEVILLE HEIDI LEE & GRANTEE: MARTIN RAMSEY ALEXA					
2525/1977	12/29/2021	WD U	I	I	30
GRANTOR: NEVILLE NANCY GRANTEE: CASTRONOVO KENNETH					

BUILDING NOTES											
BUILDING DIMENSIONS											
FST=[YR=2007] W16 UOP=[YR=2007] N4W24S8E24 N4\$ S4W24N4W14S20E54N20\$ PTR= S35 BAS=[YR=2007] S46E12 FOP=[YR=2007] S3 E8N6W5S3W3\$ E3N3E5S6E12 FGR=[YR=2007] S5E22N22W22S17\$ N17E22 N3 DCK=[YR=2007] E4N13W4S13\$N29 W16 FSP=[YR=2007] N4W24 STR=[YR=2007] N4W11S8 E11N4\$S8E24N4\$ S4W24N4 W14\$ N35\$.											

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

TOTAL OB/XF											
13,212											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	1.00