LOT 3
HIGHLAND OAKS PB 5/131

ROGERS GERALD S & CYNTHIA S
801 AMELIA CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1385-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

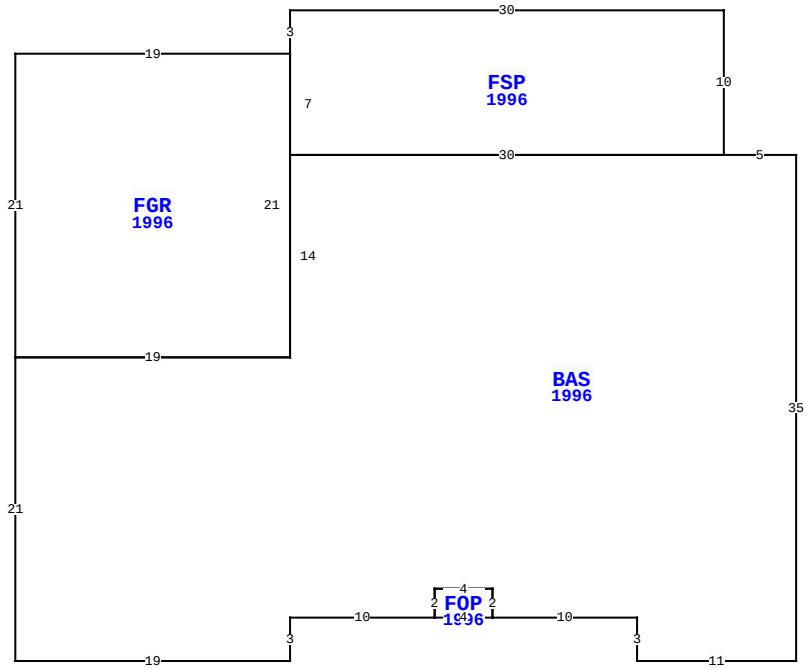
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,544	100	1,544	140,344
FGR	399	55	219	19,907
FOP	8	30	2	182
FSP	300	40	120	10,908
TOTALS	2,251		1,885	171,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	110.3000	104.78	197,510	1996	1996	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1544 HX Base Yr



801 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	171,340
TOTAL MARKET OB/XF VALUE	5,078
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	451,418
SOH/AGL Deduction	18,157
ASSESSED VALUE	433,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,261
TOTAL JUST VALUE	451,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969973	NEW CONSTR	72,512	08/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1186	7/19/2024	WD	Q	I	01	500,000
GRANTOR: WILLIS SUZI						
GRANTEE: ROGERS GERALD S & C						
2726/190	7/17/2024	FJ	U	I	11	0
GRANTOR: WILLIS HUBERT D EST						
GRANTEE: WILLIS SUZI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W5 FSP=[YR=1996] N10 W30 S3 FGR=[YR=1996] W19 S21 E19 N21 $ S7 E30 $ W30 S14 W19 S21 E19 N3 E10 FOP=[YR=1996] E4 N2 W4 S2 $ N2 E4 S2 E10 S3 E11 N35 $.

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	0810	CONCRETE A	0	0	0	0	1,085.00	SF	6.50	6.50	100	1996	1996	3	72	5,078	

LAND DESCRIPTION

TOTAL OB/XF 5,078

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	0	0006	R-1	112.00	119.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS