LOT 18
IN OR 1919/1062
HIGHLAND OAKS PB 5/131

SHIFFLETT ELLIS M & LESLIE
609 AMELIA CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1385-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

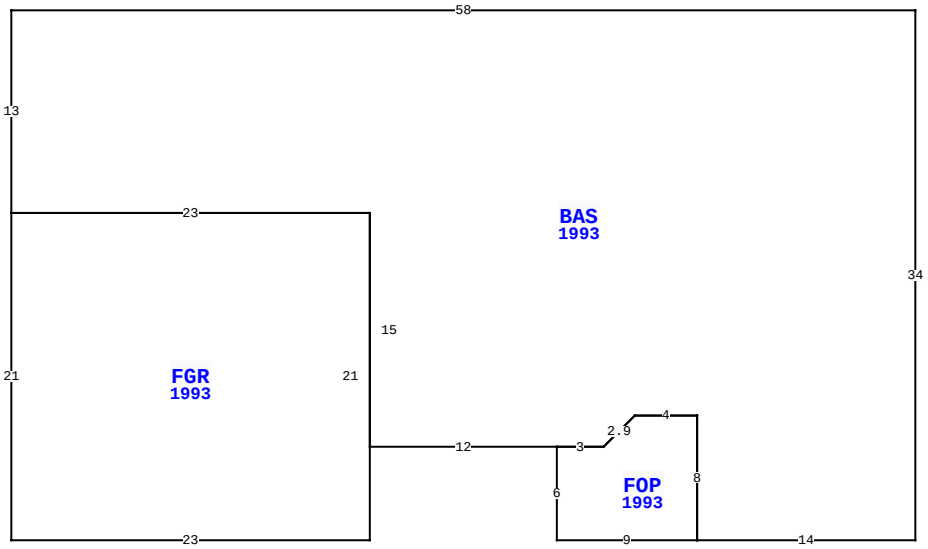
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	1,353	119,474
FGR	483	55	266	23,488
FOP	64	30	19	1,678
TOTALS	1,900		1,638	144,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,638	110.0000	104.50	171,171	1988	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1353 HX Base Yr 2018



609 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		144,639
TOTAL MARKET OB/XF VALUE		6,837
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		376,476
SOH/AGL Deduction		166,147
ASSESSED VALUE		210,329
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,329
TOTAL JUST VALUE		376,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072110	REPAIR/RRF	2,253	11/26/2007
4729	NEW CONSTR	42,000	03/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1919/1062	5/27/2014	WD	Q	I	01	190,000
GRANTOR: KELLER DEBRA A & STAF						
GRANTEE: SHIFFLETT ELLIS MIC						
1026/0911	12/21/2001	WD	Q	I		124,500
GRANTOR: KUNTZ MARY RUTH						
GRANTEE: KELLER DEBRA A & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S13 FGR=[YR=1993] S21 E23 N21 W23 $ E23 S15 E12 FOP=[YR=1993] S6 E9 N8 W4 D2 L2 W3 $ E3 U2 R2 E4 S8 E14 N34 $.

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	100	0	0	1,230.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,357	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1988	1988	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 6,837

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	0006	R-1	75.00	113.00	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