

LOT 20
IN OR 2157/781
HIGHLAND OAKS PB 5/131

PINCKNEY CHRISTOPHER D & HEATHER S
605 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1385-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	986	100	986	121,943
BAS	160	100	160	19,788
FGR	532	55	293	36,236
FOP	282	30	85	10,513
FUS	1,228	100	1,228	151,872

TOTALS 3,188 2,752 340,352

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	1243	WD DECK F	0 100	10	2	20.00	SF	4.00	4.00	100	2000	2000	3	20	16	
2	0810	CONCRETE A	0 100	4	5	20.00	SF	6.50	6.50	100	2000	2000	3	79	103	
3	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2000	2000	3	79	62	
4	0810	CONCRETE A	0 100	0	0	1,741.00	SF	6.50	6.50	100	2000	2000	3	79	8,940	
5	1242	WD DECK A	0 100	0	0	430.00	SF	10.00	10.00	100	2008	2008	3	35	1,505	

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	0006	R-1	100.00	165.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 03/08/2022 BY DJ

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY				PAGE 1 of 1				2				
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
0900	01	2,752	111.1680	138.96	382,418	2000	2000	0	0	0	11.00	89.00	STANDARD												
1 SNGL FAM - 100% - 2018													Heated Area: 2374								HX Base Yr 2018				
The diagram illustrates the layout of a single-family home with various rooms and their dimensions. The areas are labeled as follows: FGR 2000: Front Garden Room, 22' x 38'. BAS 2000: Backyard, 42' x 28'. BAS 2008: Backyard, 20' x 31'. FUS 2000: Front Yard, 31' x 10'. FOP 2000: Front Porch, 10' x 5'. Other dimensions shown include 22', 16', 12', 8', 6', 20', 31', 11', 19', 10', 5', 4', 3', 10', 8', 12', 20', 31', 10', 4', 3', 10', 8', 12', 2																									

605 AMELIA CIR, FERNANDINA BEACH

BLD DATE 03/25/2015 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF													10,626			
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--------	--	--	--

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	0006	R-1	100.00	165.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 03/08/2022 BY DJ

VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				340,352			
TOTAL MARKET OB/XF VALUE				10,626			
TOTAL LAND VALUE - MARKET				225,000			
TOTAL MARKET VALUE				575,978			
SOH/AGL Deduction				263,205			
ASSESSED VALUE				312,773			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				262,773			
TOTAL JUST VALUE				575,978			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				561,101			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211251	GARAGE	0	05/14/2021
20060021	REMODEL	2,400	01/04/2006
2002071	NEW CONSTR	136,956	01/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/0781	11/03/2017	WD	Q	I	01	395,000

GRANTOR: CUTAJAR DAWN M

GRANTEE: PINCKNEY CHRISTOPHE

1668/0454 3/18/2010 WD U I 12 260,000

GRANTOR: CHI SAMUEL & JILL R D

GRANTEE: CUTAJAR DAWN M & LE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 BAS=[YR=2000] W20 N12 FGR=[YR=2000] N6
W30 S22 E22 N16 E8 \$ W8 S42 E8 S4 FOP=[YR=2000] S5 E28 N19
W8 S11 W10 S3 W10\$ E10 N3 E10 N31\$ S20 E8 N20\$ PTR= E10
FUS=[YR=2000] E30 S12 E20 S31 W10 S3 W10 N4 W8 N31 W22 N11 \$
W10 \$.

REVIEW DATE 03/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS