LOT 10
IN OR 1442/776
AMELIA PARK COTTAGE BLOCK

HAWKINS PHILIP L & MARY H
1776 CAMELLIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102R-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

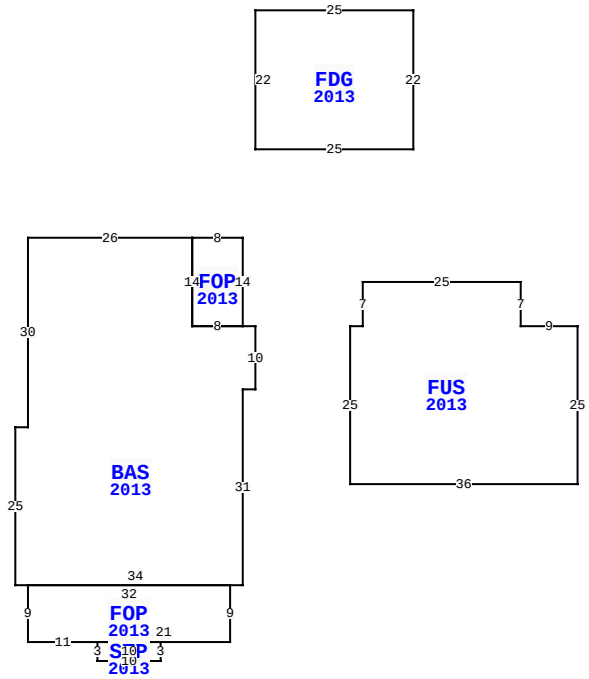
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	2013	1,828	362,272
FDG	550	60	2013	330	65,399
FOP	112	30	2013	34	6,738
FOP	288	30	2013	86	17,043
FUS	1,075	100	2013	1,075	213,043
STP	30	10	2013	3	595
TOTALS	3,883			3,356	665,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,356	132.0292	208.61	700,095	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2014 Heated Area: 2903 HX Base Yr 2014



1776 CAMELLIA ST, FERNANDINA BEACH

BLD DATE	10/24/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		665,090
TOTAL MARKET OB/XF VALUE		2,355
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		917,445
SOH/AGL Deduction		433,752
ASSESSED VALUE		483,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,971
TOTAL JUST VALUE		917,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122571	NC SFR	0	12/21/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/0776	9/06/2006	WD	Q	V		150,000

GRANTOR: AMELIA PARK DEVELOPME

GRANTEE: HAWKINS PHILIP L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 FOP=[YR=2013] N14 W8 S14 E8$ W8 N14 W26 S30 W2 S25 E2 FOP=[YR=2013] S9 E11 STP=[YR=2013] S3 E10 N3 W10$ E21 N9 W32$ E34 N31 E2 N10$ PTR= E15 FUS=[YR=2013] E2 N7 E25 S7 E9 S25 W36 N25$ W15$ PTR= N50 FDG=[YR=2013] E25 S22 W25 N22$ S50$.

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	270.00	SF	6.50	6.50	100	2013	2013	3	93	1,632	
2	0825	BRICK	0	100	0	0	59.00	SF	12.50	12.50	100	2013	2013	3	98	723	

LAND DESCRIPTION

TOTAL OB/XF 2,355

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	RES	100	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS