BLOCK 1 LOT 1
IN OR 944/1030
HIGHLAND HEIGHTS SUB # 1

NORUSH CHRISTINE & GILBERT J
706 AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1380-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 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		1.5 100
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

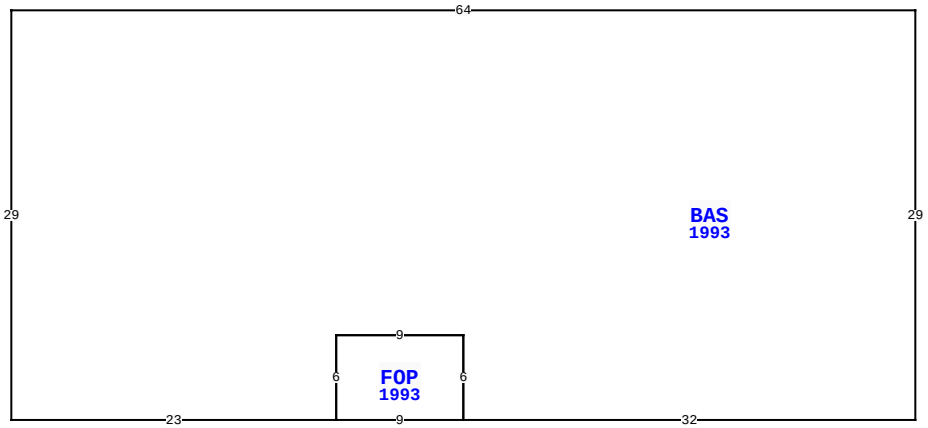
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100	1993	1,802	152,071
FOP	54	30	1993	16	1,351
TOTALS	1,856			1,818	153,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	121.6000	121.60	221,069	1956	1980	0	0	0	30.60	69.40

1 SINGLE FAM – 100% - 2002 Heated Area: 1802 HX Base Yr 2002



706 AMELIA DR, FERNANDINA BEACH

BLD DATE	02/06/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,422
TOTAL MARKET OB/XF VALUE		33,182
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		486,604
SOH/AGL Deduction		302,947
ASSESSED VALUE		183,657
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,935
TOTAL JUST VALUE		486,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160686	DECK1012	2,678	03/14/2016
20100885	REMODEL	1,200	06/01/2010
20100870	REMODEL	5,000	05/26/2010
20100812	REPAIR/RRF	700	05/14/2010
20062372	REPAIR/RRF	1,188	10/23/2006
6705	REPAIR/RRF	3,300	08/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0944/1030	8/11/2000	DG	Q	I	01	28,000
GRANTOR: NORUSH CHRISTINE & GI						
GRANTEE: NORUSH CHRISTINE &						
0815/0836	12/03/1997	WD	Q	I		79,900
GRANTOR: KORNAU PAUL J SOLE TR						
GRANTEE: CARLTON CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S29 E23 FOP=[YR=1993] E9 N6 W9 S6 $ N6 E9 S6 E32 N29 $.

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	63.00	SF	6.50	6.50	100	1956	1956	3	20	82	
2	0511	GARAGE CB-	0	100	25	30	750.00	SF	40.00	40.00	100	2003	2003	3	82	24,600	
3	0350	CARPORT WD	0	100	10	5	50.00	SF	13.00	13.00	100	2003	2003	3	20	130	
4	0810	CONCRETE A	0	100	0	0	1,050.00	SF	6.50	6.50	100	2003	2003	3	82	5,597	
5	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2016	2016	3	70	840	
6	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	2016	2016	3	95	1,068	
7	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50	6.50	100	2016	2016	3	95	865	

LAND DESCRIPTION

TOTAL OB/XF 33,182

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	0006	R-1	110.00	110.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 09/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS