BLOCK 1 LOT 2
HIGHLAND HEIGHTS # 1 PB 3/43

SANDRA AND JASON TRUST/CHABOT SANDRA G TRUSTEE
95187 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

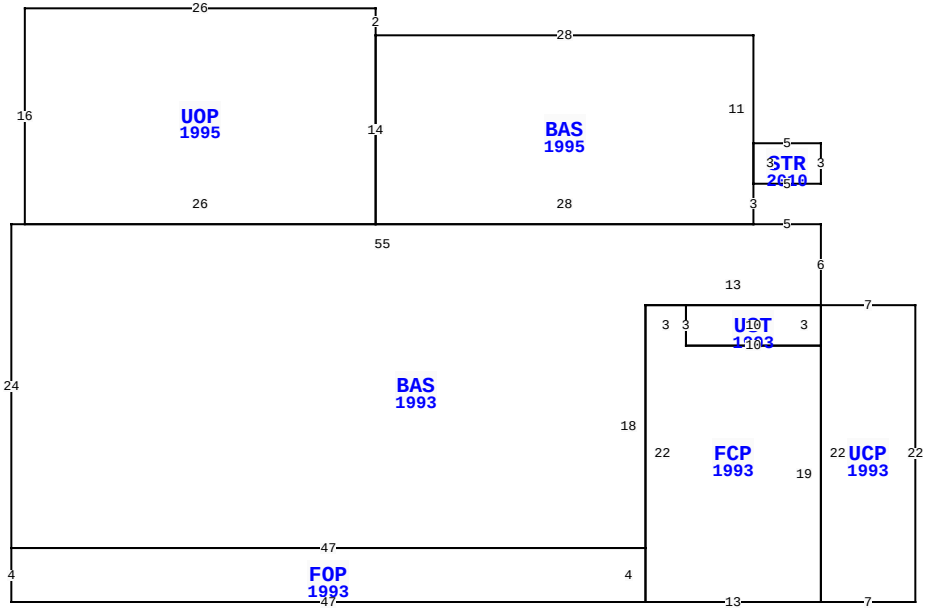
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,206	100	1993	1,206	102,362
BAS	392	100	1995	392	33,272
FCP	256	25	1993	64	5,432
FOP	188	30	1993	56	4,753
STR	15	10	2010	2	169
UCP	154	20	1993	31	2,631
UOP	416	20	1995	83	7,045
UST	30	45	1993	14	1,188
TOTALS	2,657			1,848	156,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	113.7000	113.70	210,118	1956	1985	0	0	0	25.35	74.65

1 SINGLE FAM – 0% - 0 Heated Area: 1598 HX Base Yr



800 AMELIA DR, FERNANDINA BEACH

BLD DATE		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	156,853
TOTAL MARKET OB/XF VALUE	2,604
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	384,457
SOH/AGL Deduction	54,879
ASSESSED VALUE	329,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,578
TOTAL JUST VALUE	384,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022140	REPAIR/RRF	5,000	12/16/2002
990977	ELEC OTHER	500	08/03/1999
9128	REPAIR/RRF	725	06/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/1042	10/08/2020	WD	U	I	11	100
GRANTOR: CHABOT JASON L & SAND						
GRANTEE: SANDRA AND JASON TR						
1752/0278	8/19/2011	WD	U	I	12	100,000
GRANTOR: BEST REBECKA L						
GRANTEE: CHABOT JASON L & SA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W7 BAS=[YR=1993] N6 W5 BAS=[YR=1995] N3 STR=[YR=2010] E5N3W5S3$ N11W28 UOP=[YR=1995] N2 W26S16 E26 N14 $ S14 E28 $ W55 S24 FOP=[YR=1993] S4 E47 FCP=[YR=1993] E13 N19 UST=[YR=1993] N3 W10S3 E10 $ W10 N3 W3 S22 $ N4 W47 $ E47 N18 E13 $ S22 E7 N22$.

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	51	18	918.00	SF	6.50	6.50	100	1980	1980	3	30	1,790	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1956	1956	3	20	94	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,604

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	0	0006	R-1	85.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS