BLOCK 1 LOTS 3 & 4
IN OR 97 PG 27
HIGHLAND HEIGHTS 1 PB 3/43

HOLLAND GRACE EARL
802 AMELIA DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1380-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

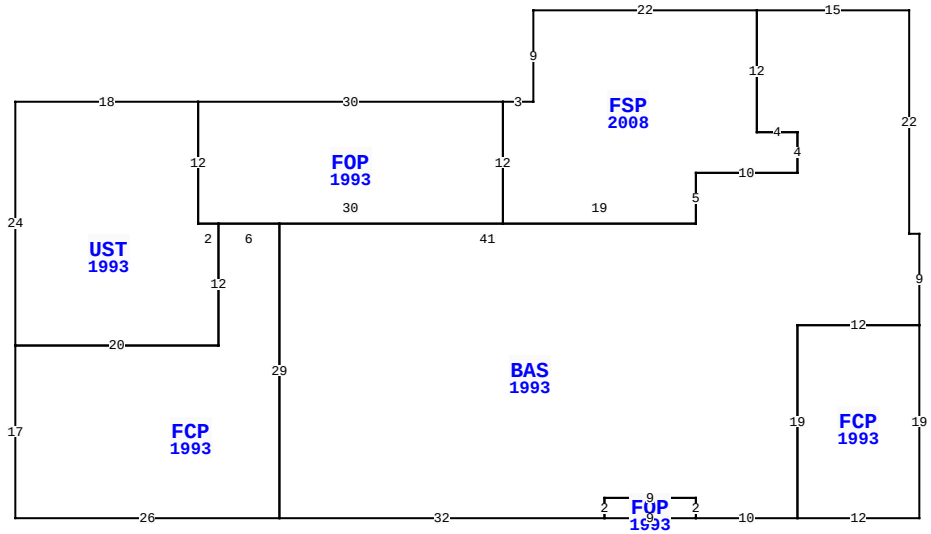
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,909	100	1993	1,909	165,620
FCP	228	25	1993	57	4,945
FCP	514	25	1993	128	11,105
FOP	18	30	1993	5	434
FOP	360	30	1993	108	9,370
FSP	484	40	2008	194	16,831
UST	456	45	1993	205	17,785
TOTALS	3,969			2,606	226,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,606	109.8240	109.82	286,191	1956	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1909 HX Base Yr



802 AMELIA DR, FERNANDINA BEACH

BLD DATE	02/06/2014 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		226,091
TOTAL MARKET OB/XF VALUE		2,922
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		454,013
SOH/AGL Deduction		324,216
ASSESSED VALUE		129,797
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		74,075
TOTAL JUST VALUE		454,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062375	REPAIR/RRF	4,800	10/23/2006
B83333	ADDITION	4,000	05/19/1995
8333	ADDITION	4,000	05/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=2008] W22 S9 W3 FOP=[YR=1993] W30 UST=[YR=1993] W18 S24 FCP=[YR=1993] S17 E26 N29 W6 S12 W20 $ E20 N12 W2 N12$ S12 E30 N12$ S12 E19 N5 E10 N4 W4 N12$ S12 E4 S4 W10 S5 W41 S29 E32 FOP=[YR=1993] E9 N2 W9 S2$ N2 E9 S2 E10 FCP=[YR=1993] E12 N19 W12 S19$ N19 E12 N9 W1 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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
2	0812	CONCRETE C	0	100	0	0	1,753.00	SF	4.00	4.00	100	1981	1981	3	32.5	2,279	

LAND DESCRIPTION

TOTAL OB/XF 2,922

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	170.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS