



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
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	1,519	100	1993	1,519	367,713
BAS	506	100	2024	506	122,490
FCP	340	25	2024	85	20,577
FOP	40	30	1993	12	2,905
FOP	170	30	1993	51	12,346
FOP	32	30	2012	10	2,421
FOP	168	30	2024	50	12,104
FUS	1,053	100	1993	1,053	254,906
UOP	24	20	2012	5	1,210
UOP	40	20	2024	8	1,936
TOTALS	4,062			3,375	817,005

** This building has 11 Sub-Areas

818 AMELIA DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

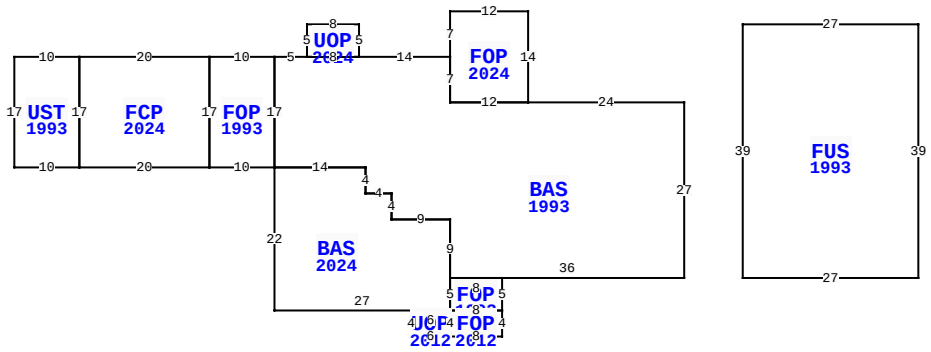
05/08/2025 MLU

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	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	1974	1974	3	24	973	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	32	1,120	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1974	1974	3	20	7,650	
4	1242	WD DECK A	0	100	0	0	72.00	SF	5.00	5.00	100	2020	2020	3	86	310	
5	0855	CONC PAVER	0	100	0	0	1,042.00	SF	10.00	10.00	100	2024	2023		100	10,420	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		97	4,850	
7	0857	SANDSTONE/	0	100	0	0	700.00	SF	16.00	16.00	100	2024	2020		100	11,200	

LAND DESCRIPTION			TOTAL OB/XF 36,523														
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
1	000100	C	RES	100	0006	R-1	81.00	180.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000
2	000100	C	RES	100	0006	R-1	66.00	195.00	1.00	LT		1.00	1.00	0.50	225,000.00	112,500.00	112,500

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 11 3,375 157.2206 248.41 838,384 1974 2020 0 0 0 2.55 97.45
1 SFR CUST - 100% - 2022 Heated Area: 3078 HX Base Yr 2022



NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		817,005
TOTAL MARKET OB/XF VALUE		36,523
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		1,191,028
SOH/AGL Deduction		176,607
ASSESSED VALUE		1,014,421
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		963,699
TOTAL JUST VALUE		1,191,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,155,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230060	855 & 600	53,446	02/14/2023
20200038	REMODEL	50,000	06/02/2020
20190223	DEMOSCRNRM	0	07/26/2019
5968	REPAIR/RRF	5,342	05/08/1990

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2780/1361	4/09/2025	WD U I 11	100
GRANTOR: MAHONY KEVIN G			
GRANTEE: MAHONY KEVIN G REVO			
2480/0264	7/16/2021	WD Q I 01	964,900
GRANTOR: CARRINO ROBERT A & BR			
GRANTEE: MAHONY KEVIN G & JO			

BUILDING NOTES			
BAS=[YR=1993;ORIG=0,0] W24 W12 N7 W14 W8 W5 S17 E14 S4 E4 S4 E9 S9 E36 N27 \$			
FUS=[YR=1993;ORIG=36,27] N39 W27 S39 E27 \$			
FOP=[YR=1993;ORIG=-63,-7] W10 S17 E10 N17 \$			
UST=[YR=1993;ORIG=-93,-7] W10 S17 E10 N17 \$			
FOP=[YR=1993;ORIG=-28,32] N5 W8 S5 E8 \$			
FOP=[YR=2012;ORIG=-36,36] E8 N4 W8 S4 \$			
UOP=[YR=2012;ORIG=-42,32] S4 E6 N4 W6 \$			
FCP=[YR=2024;ORIG=-93,-7] E20 S17 W20 N17 \$			
FOP=[YR=2024;ORIG=-36,-14] E12 S14 W12 N7 N7 \$			
UOP=[YR=2024;ORIG=-58,-12] E8 S5 W8 N5 \$			
BAS=[YR=2024;ORIG=-63,10] E14 D4L0 U0R4 S4 E9 S9 S5 W27 N22 \$			

BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=0,0] W24 W12 N7 W14 W8 W5 S17 E14 S4 E4 S4 E9 S9 E36 N27 \$			