BLOCK 2 LOT 6
IN OR 1779/124
HIGHLAND HEIGHTS SUB 1 PB 3/43

BARNIAK JOHN JR
807 AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1380-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

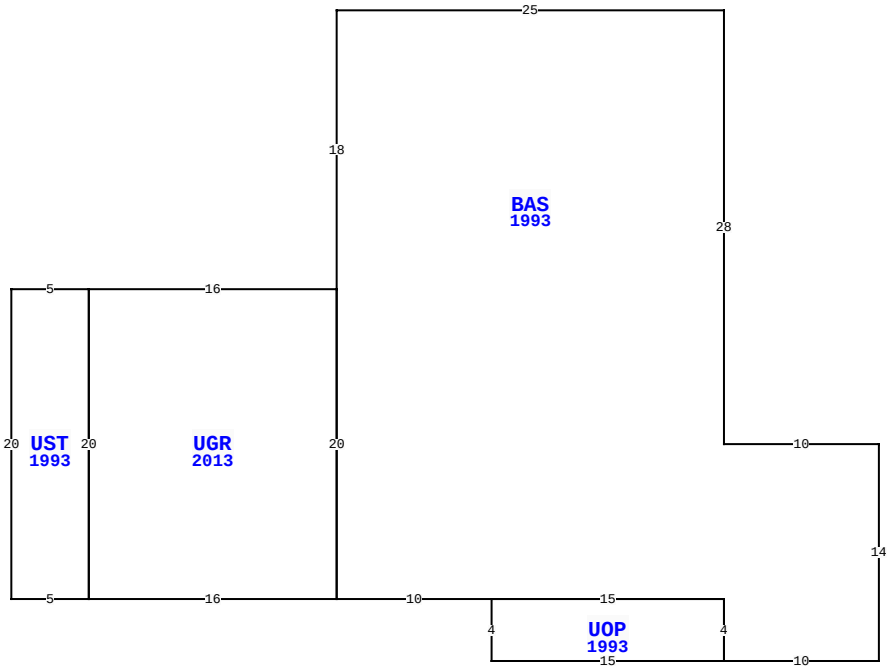
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,090	100	1993	1,090	74,868
UGR	320	45	2013	144	9,891
UOP	60	20	1993	12	824
UST	100	45	1993	45	3,091
TOTALS	1,570			1,291	88,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,291	106.0800	106.08	136,949	1957	1957	0	0	0	35.25	64.75

1 SINGLE FAM – 100% - 0 Heated Area: 1090 HX Base Yr 1993



807 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		88,674
TOTAL MARKET OB/XF VALUE		624
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		314,298
SOH/AGL Deduction		241,958
ASSESSED VALUE		72,340
TOTAL EXEMPTION VALUE	HX HB WR VX SX	72,340
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111001	H/AC	1,800	06/20/2011
20081649	REPAIR/RRF	4,800	11/04/2008
983878	CHNGE SRVC	0	06/12/1998
6228	REPAIR/RRF	2,900	10/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1779/0124	12/08/2011	QC	U	I	11	100
GRANTOR: BARNIAK JOHN JR						
GRANTEE: BARNIAK JOHN JR & C						
0290/0038	4/01/1979	WD	Q	I		33,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N28 W25 S18 UGR=[YR=2013] W16 UST=[YR=1993] W5 S20 E5 N20$ S20 E16N20$ S20 E10 UOP=[YR=1993] S4 E15 N4W15$ E15 S4 E10 N14$.

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	480.00	SF	6.50	6.50	100	1970	1970	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 624

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	85.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS