BLOCK 2 LOT 7
IN OR 1914/844
HIGHLAND HEIGHTS SUB 1

KILCREASE MARY EST
809 AMELIA DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1380-0002-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

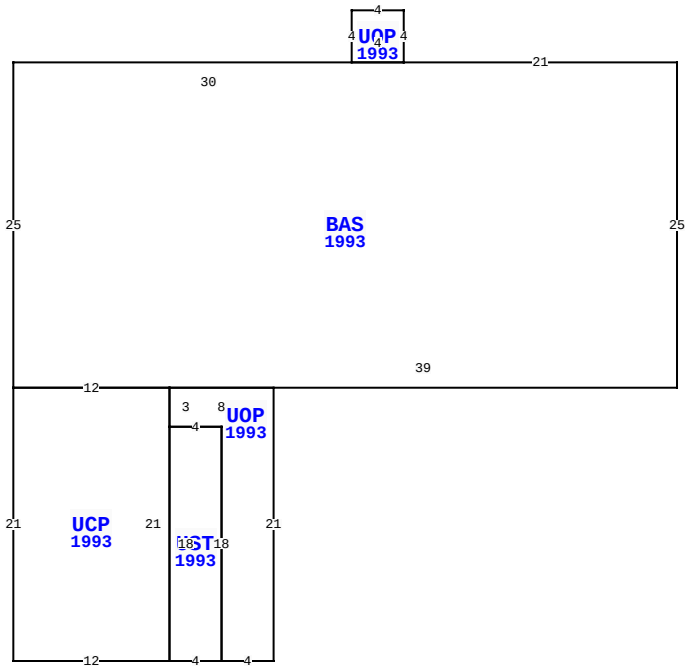
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,275 | 100 | 1993 | 1,275 | 105,567 |
| UCP | 252 | 20 | 1993 | 50 | 4,140 |
| UOP | 16 | 20 | 1993 | 3 | 248 |
| UOP | 96 | 20 | 1993 | 19 | 1,573 |
| UST | 72 | 45 | 1993 | 32 | 2,650 |
| TOTALS | 1,711 | | | 1,379 | 114,178 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,379 | 110.0320 | 110.03 | 151,731 | 1957 | 1975 | 0 | 0 | 0 | 24.75 | 75.25 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1275 HX Base Yr




809 AMELIA DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 114,178 |
| TOTAL MARKET OB/XF VALUE | 2,016 |
| TOTAL LAND VALUE - MARKET | 225,000 |
| TOTAL MARKET VALUE | 341,194 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 341,194 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 341,194 |
| TOTAL JUST VALUE | 341,194 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 336,688 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5036 | REPAIR/RRF | 3,300 | 10/05/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1914/0844 | 4/25/2014 | WD | Q | I | 02 | 135,000 |
| GRANTOR: STERNS TERESA W | | | | | | |
| GRANTEE: KILCREASE MARY | | | | | | |
| 0074/0626 | 1/01/1967 | TA | U | I | | 12,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N4 W4 S4E4 $ W30 S25
UCP=[YR=1993] S21 E12 UST=[YR=1993] E4 N18 W4S18$ N21W12$ E12
UOP=[YR=1993] S3 E4 S18 E4 N21 W8 $ E39 N25$ .

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,200.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 30 | 1,440 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 12 | 96.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,016

| 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 | 75.00 | 101.00 | 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