



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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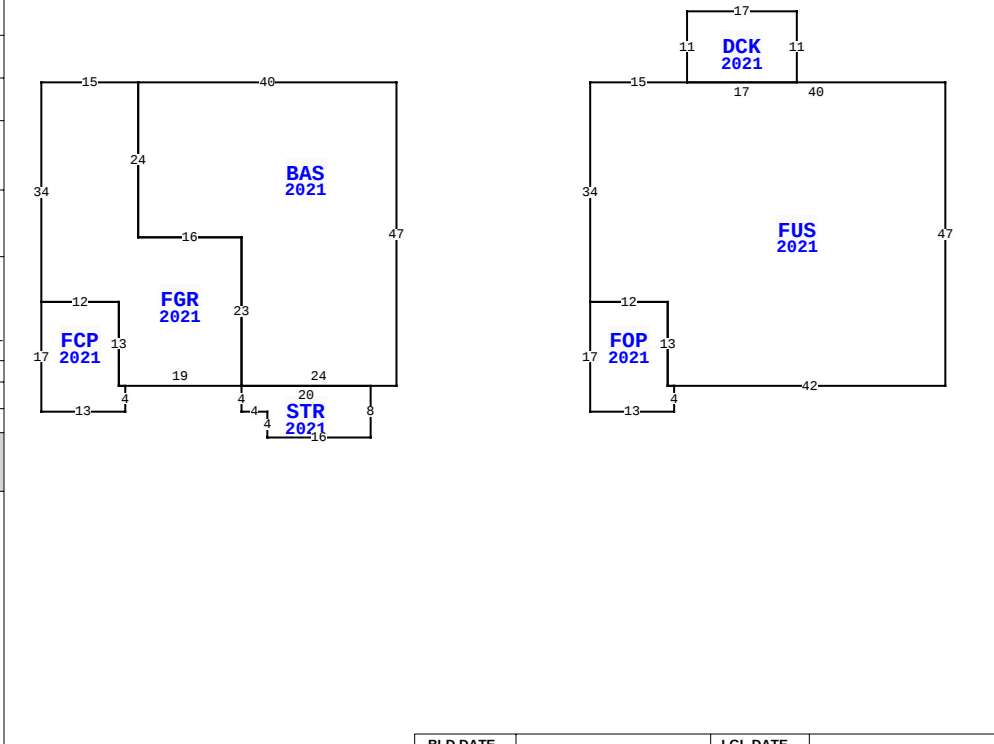
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2021	1,512	308,408
DCK	187	10	2021	19	3,876
FCP	208	25	2021	52	10,606
FGR	917	55	2021	504	102,802
FOP	208	30	2021	62	12,646
FUS	2,429	100	2021	2,429	495,452
STR	144	10	2021	14	2,856
TOTALS	5,605			4,592	936,647

EXTRA FEATURES		
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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	0810	CONCRETE A	0	100	0	0			1,276.00	SF	6.50				8,211	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0003
RETURN DATE			03/11/2020	BY	CM

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,592	131.0640	207.08	950,911	2021	2021	0	0	0	1.50	98.50
1 SFR CUST - 100% - 2022												
Heated Area: 3941												
HX Base Yr 2022												



591 AMELIA CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										936,647	
TOTAL MARKET OB/XF VALUE										8,211	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										1,169,858	
SOH/AGL Deduction										150,673	
ASSESSED VALUE										1,019,185	
TOTAL EXEMPTION VALUE										55,722	
BASE TAXABLE VALUE										963,463	
TOTAL JUST VALUE										1,169,858	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,126,970	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200016	CO ISSUED	0	04/01/2021
20200016	NEW CONSTR	0	02/17/2020
20052558	DEMOLITION	2,000	08/29/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2317/0060	11/04/2019	WD	U	V	11	100	
GRANTOR: NORWOOD CHARLES J & L							
GRANTEE: NORWOOD CHARLES J &							
2284/0797	6/14/2019	WD	U	V	11	100	
GRANTOR: NORWOOD CHARLES J & L							
GRANTEE: CHARLES & LAURIE NO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W40 FGR=[YR=2021] W15 S34 FCP=[YR=2021] S17 E13 N4 W1 N13 W12 \$ E12 S13 E19 N23 W16 N24 \$ S24 E 16 S23 STR=[YR=2021] S4 E4 S4 E16 N8 W20 \$ E24 N47 \$ PTR= E30 FUS=[YR=2021] E15 DCK=[YR=2021] N11 E17 S11 W17 \$ E40 S47 W42 FOP=[YR=2021] S4 W13 N17 E12 S13 E1 \$ W1 N13 W12 N34 \$ W30 \$.									