



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

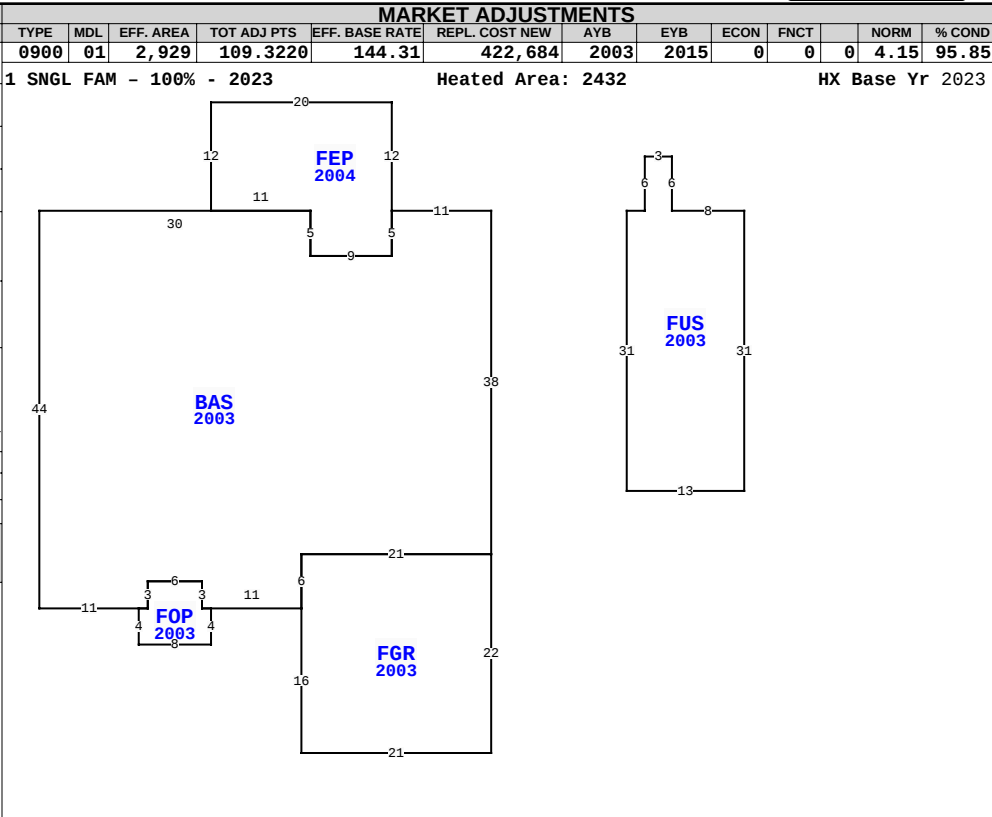
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2003	2,011	278,163
FEP	285	80	2004	228	31,538
FGR	462	55	2003	254	35,134
FOP	50	30	2003	15	2,075
FUS	421	100	2003	421	58,234

TOTALS	3,229			2,929	405,143
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50
4	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
6	0855	CONC PAVER	0	100	0	0	425.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	08/30/2019	BY	DJA
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1523 AMELIA CIR, FERNANDINA BEACH	BLD DATE 10/06/2014	KK	LGL DATE	
	XF DATE		LAND DATE	05/08/2025
	INC DATE		AG DATE	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	2003	2003	3	82	672	
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2003	2003	3	82	3,411	
4	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00	32.00	100	2014	2014	3	85	4,542	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	
6	0855	CONC PAVER	0	100	0	0	425.00	SF	10.00	10.00	100	2021	2021	3	99	4,208	

TOTAL OB/XF										16,353									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		405,143	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		225,000	
SOH/AGL Deduction		ASSESSED VALUE		646,496	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		TOTAL JUST VALUE		594,663	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				627,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141762	175' VFNC	0	08/11/2014
20042067	ELEC OTHER	1,000	11/03/2004
20041478	XFOB	15,000	08/17/2004
021267	NEW CONSTR	194,045	07/24/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0713	1/27/2022	WD	Q	I	01	663,500
GRANTOR: VANPUYMBROUCK EMILY N						
GRANTEE: NORWOOD STEPHN G &						
2197/0209	5/16/2018	WD	Q	I	01	375,000
GRANTOR: HART MICHAEL & GLORIA						
GRANTEE: VANPUYMBROUCK EMILY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W11 FEP=[YR=2004] N12 W20 S12 E11 S5 E9 N5\$ S5 W9 N5 W30 S44 E11FOP=[YR=2003] S4 E8 N4 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E11 FGR=[YR=2003] S16 E21 N22W21 S6 \$ N6 E21 N38 \$ PTR= E15FUS=[YR=2003] E2 N6 E3 S6 E8 S31 W13 N31\$ W15\$.									