



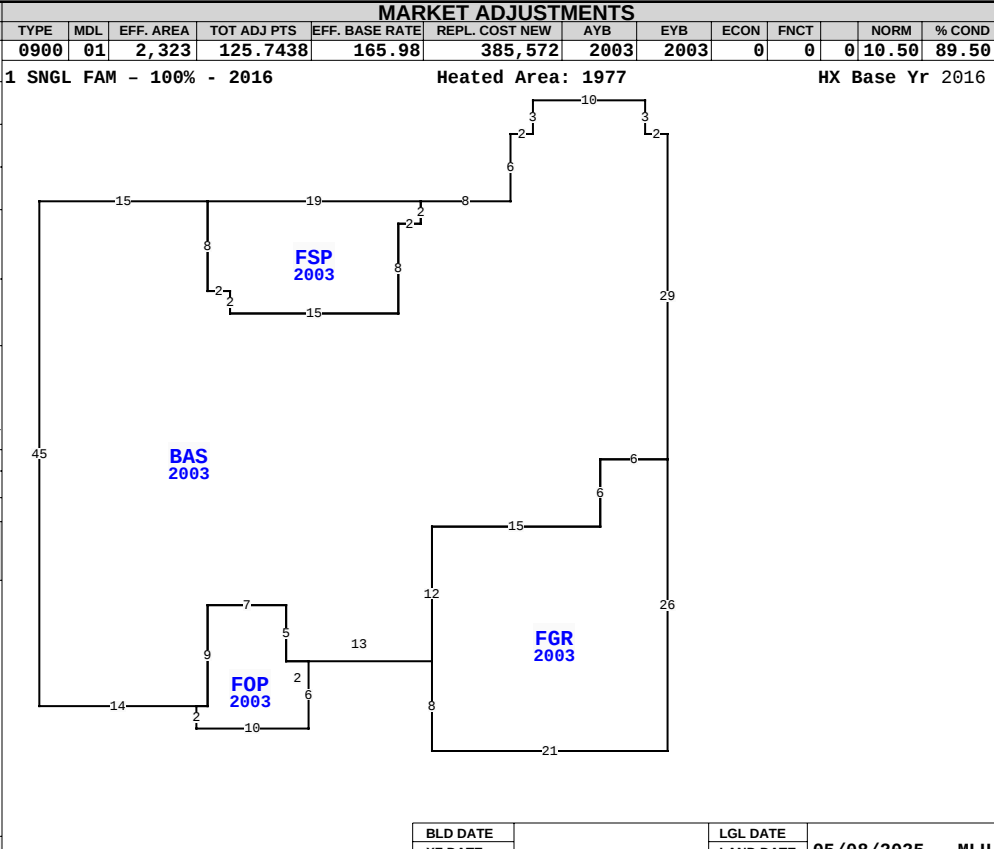
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,977	100	2003	1,977	293,687
FGR	456	55	2003	251	37,287
FOP	91	30	2003	27	4,010
FSP	170	40	2003	68	10,102
TOTALS	2,694			2,323	345,087

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	38	3	114.00	SF	6.50
3	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50



1521 AMELIA CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			345,087
TOTAL MARKET OB/XF VALUE			7,114
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			577,201
SOH/AGL Deduction			249,155
ASSESSED VALUE			328,046
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE			277,324
TOTAL JUST VALUE			577,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			560,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033574	XFOB	4,000	07/29/2003
20021266	NEW CONSTR	166,795	07/24/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2289/1686	7/12/2019	WD	U	I	11	100			
GRANTOR:HAMMOND JON M & KAREN									
GRANTEE:BRASSARD EMILY & TY									
1963/0671	2/17/2015	PR	Q	I	02	325,000			
GRANTOR:YOUSIF JULIE ANN P/R									
GRANTEE:HAMMOND JON M & KAR									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W2 N3 W10 S3 W2 S6 W8 FSP=[YR=2003] W19 S8 E2 S2 E15 N8 E2 N2 \$ S2 W2 S8 W15 N2 W2 N8 W15 S45 E14 FOP=[YR=2003] S2 E10 N6 W2 N5 W7 S9 W1 \$ E1 N9 E7 S5 E13 FGR=[YR=2003] S8 E21 N26 W6 S6 W15 S12 \$ N12 E15 N6 E6 N29 \$									

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

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		