

LOT 5
IN OR 1220/766
HIGHLAND HILLS PB 6/231

ROMACK JOSEPH G & CAROL A
1519 AMELIA CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,662	100	2004	1,662	224,747
FGR	415	55	2004	228	30,832
FOP	227	30	2004	68	9,196
FSP	336	40	2004	134	18,121
TOTALS	2,640			2,092	282,895

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	0825	BRICK	0	100	21	4	84.00	SF	12.50
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50
4	0855	CONC PAVER	0	100	7	6	42.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,092	113.3860	149.67	313,110	2004	2004	0	0	0	9.65
1 SNGL FAM - 100% - 2007 Heated Area: 1662 HX Base Yr 2007											
1519 AMELIA CIR, FERNANDINA BEACH											

TOTAL OB/XF											
7,849											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		282,895	
TOTAL MARKET OB/XF VALUE		7,849	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		515,744	
SOH/AGL Deduction		300,582	
ASSESSED VALUE		215,162	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		164,440	
TOTAL JUST VALUE		515,744	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		502,312	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033845	NEW CONSTR	150,000	08/26/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1220/0766	4/06/2004	WD	Q	I	
GRANTOR: COPPENBARGER HOMES IN					
GRANTEE: ROMACK JOSEPH & CAR					
1109/1057	1/24/2003	WD	U	V	19
GRANTOR: TEPE ENTERPRISES INC					
GRANTEE: COPPENBARGER HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2004] W50 S6 BAS=[YR=2004] S29 FGR=[YR=2004] S21 E20 N21 W9 S1 W5 N1 W6\$ E6 S1 E5 N1 E9 S11 E10 FOP=[YR=2004] S7 E20 N11 W13 N3 W5 S7 W2\$ E2 N7 E5 S3 E13 N36 W24 L4 D4 W7 N4 W15\$ E15 S4 E7 U4 R4 E24N6\$.											