LOT 6
IN OR 1369/1235
HIGHLAND HILLS PB 6/231

SHOWALTER ANNE H/ROBB DOROTHY D
1517 AMELIA CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

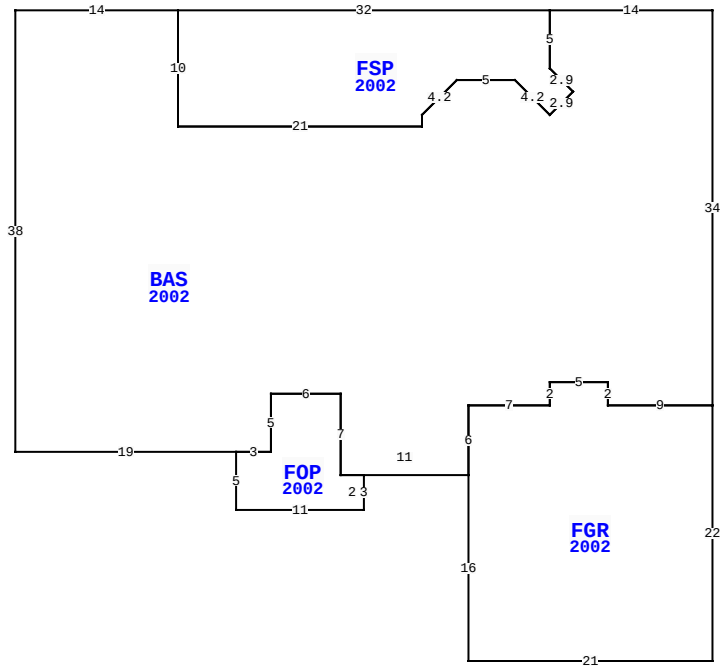
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,889	100	2002	1,889	246,121
FGR	472	55	2002	260	33,876
FOP	81	30	2002	24	3,127
FSP	289	40	2002	116	15,114
TOTALS	2,731			2,289	298,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	109.8580	145.01	331,928	2002	2003	0	0	0	10.15	89.85

1 SNGL FAM – 100% - 2009 Heated Area: 1889 HX Base Yr 2009



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

1517 AMELIA CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,237
TOTAL MARKET OB/XF VALUE		7,793
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		531,030
SOH/AGL Deduction		306,895
ASSESSED VALUE		224,135
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,413
TOTAL JUST VALUE		531,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120675	ELEC. KIT REMODEL	250	04/18/2012
20120291	PLUMBING KIT.REMO	1,100	02/23/2012
20120266	KITCHEN REMODEL	10,000	02/20/2012
20011128	NEW CONSTR	148,000	05/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1235	11/28/2005	WD	Q	I	06	100
GRANTOR: SHOWALTER ANNE H & DO						
GRANTEE: SHOWALTER ANNE H &						
1237/1755	6/15/2004	WD	Q	I		251,000
GRANTOR: MORRIS TIMOTHY D & SU						
GRANTEE: SHOWALTER ANNE H &						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0855	CONC PAVER	0	100	35	3	105.00	SF	10.00	10.00	100	2012	2012	3	92	966	
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2002	2002	3	80	3,328	
4	1242	WD DECK A	0	100	0	0	238.00	SF	11.00	11.00	100	2003	2003	3	20	524	

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FSP=[YR=2002] W32 S10 E21 N1 U3 R3 E5 R3 D3 U2 R2 U2 L2 N5$ S5 D2 R2 D2 L2 L3 U3 W5 L3 D3 S1W21N10 W14 S38 E19 FOP=[YR=2002] S5 E11 N3 W2 N7 W6 S5 W3 $ E3 N5 E6 S7 E11 FGR=[YR=2002] S16 E21 N22W9 N2 W5 S2 W7 S6 $ N6 E7 N2 E5 S2 E9 N34$.

LAND DESCRIPTION

TOTAL OB/XF 7,793

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	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							

REVIEW DATE 08/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS