LOT 8
HIGHLAND HILLS PB 6/231

HARPE EDWARD T
1514 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0008-0000

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	12	HARDWOOD 70
Interior Floo	18	SLATE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

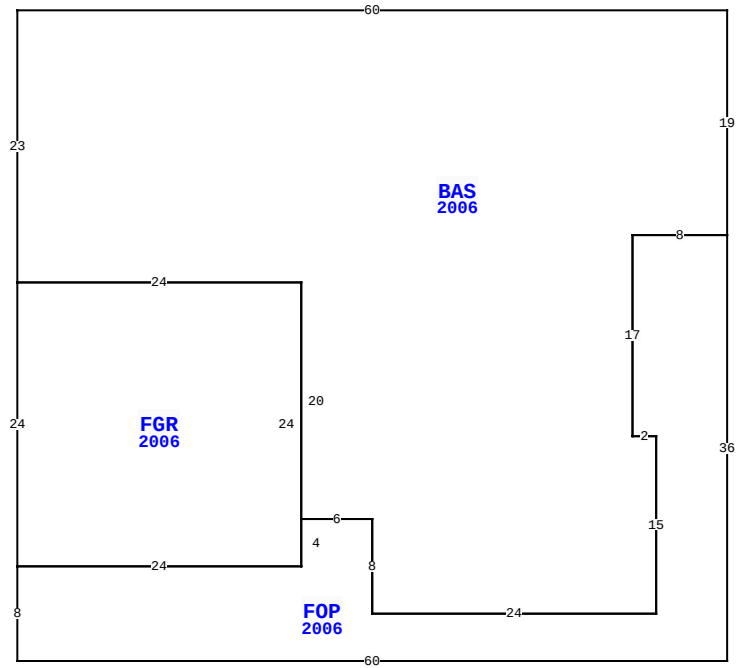
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2006	2,114	295,619
FGR	576	55	2006	317	44,329
FOP	610	30	2006	183	25,591
TOTALS	3,300			2,614	365,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,614	115.9680	153.08	400,151	2006	2006	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2021 Heated Area: 2114 HX Base Yr 2021



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

1514 AMELIA CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,538
TOTAL MARKET OB/XF VALUE		7,920
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		598,458
SOH/AGL Deduction		166,704
ASSESSED VALUE		431,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		381,032
TOTAL JUST VALUE		598,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052971	GAS	1,000	11/07/2005
20052896	H/AC	4,000	10/21/2005
20051980	NEW CONSTR	10,000	06/13/2005
20051970	NEW CONSTR	4,000	06/10/2005
20051916	NEW CONSTR	160,000	06/07/2005
20051670	DEMOLITION	1,000	04/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/1725	11/05/2018	WD	U	I	11	100
GRANTOR: HARPE SHANNA PARKER						
GRANTEE: HARPE EDWARD T						
1760/0615	10/12/2011	WD	Q	I	01	305,000
GRANTOR: SHELTON IAN JACQUES						
GRANTEE: HARPE EDWARD T & SH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N36 BAS=[YR=2006] N19 W60 S23 FGR=[YR=2006] S24 E24 N24 W24$ E24 S20 E6 S8 E24 N15 W2 N17 E8$W8 S17 E2 S15 W24 N8 W6 S4 W24 S8 E60$.

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	2006	2006	3	89	3,115	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
3	0810	CONCRETE A	0	100	40	18	720.00	SF	6.50	6.50	100	2006	2006	3	86	4,025	
4	1242	WD DECK A	0	100	0	0	88.00	SF	4.00	4.00	100	2006	2006	3	24	84	
5	0825	BRICK	0	100	19	2	38.00	SF	12.50	12.50	100	2006	2006	3	96	456	

LAND DESCRIPTION

TOTAL OB/XF 7,920

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS