

LOT 9
IN OR 1509/1128
HIGHLAND HILLS PB 6/231

LANG WILLIAM J & CHERYL KAY
1516 AMELIA CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0009-0000



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 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,375	100	2002	2,375	304,092
FGR	466	55	2002	256	32,778
FOP	69	30	2002	21	2,689
FOP	155	30	2002	46	5,890
FUS	512	100	2002	512	65,556

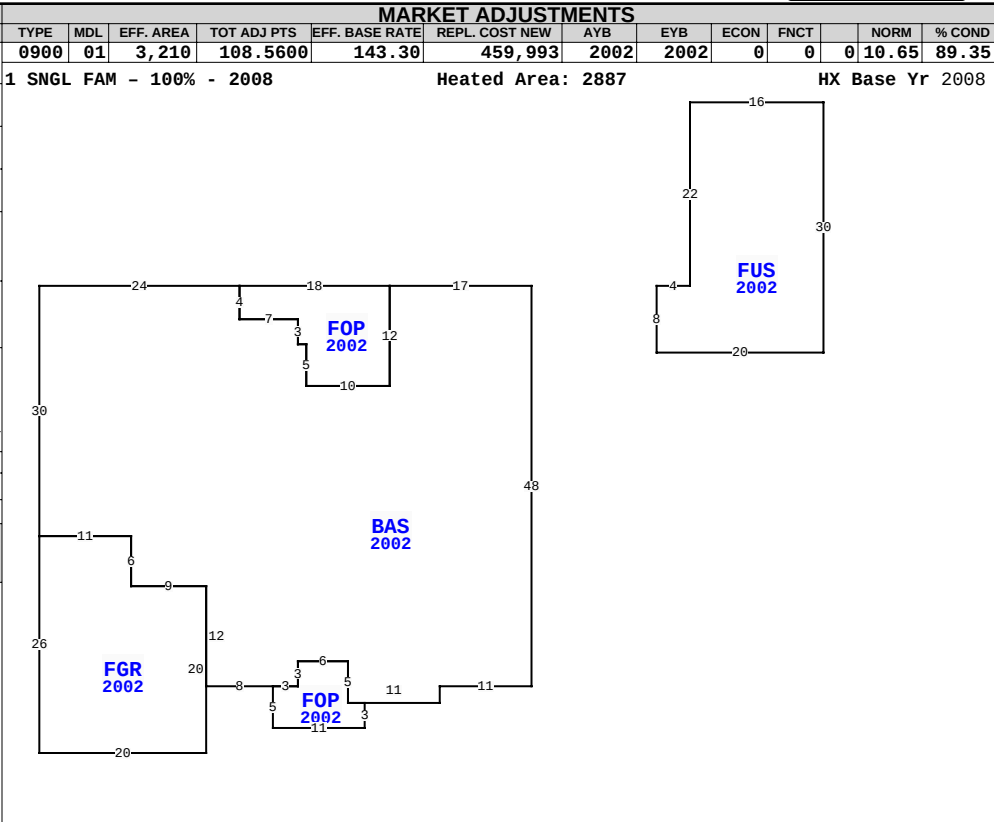
TOTALS	3,577			3,210	411,004
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EXTRA FEATURES

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	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2002	2002	3	80	458	
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2002	2002	3	80	3,328	
4	1241	WD DECK G	0	100	14	20	280.00	UT	23.00	23.00	100	2002	2002	3	29	1,868	
5	0810	CONCRETE A	0	100	2	3	6.00	SF	6.50	6.50	100	2002	2002	3	80	31	

LAND DESCRIPTION

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	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							



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

1516 AMELIA CIR, FERNANDINA BEACH

TOTAL OB/XF																	8,660
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		411,004
TOTAL MARKET OB/XF VALUE		8,660
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		644,664
SOH/AGL Deduction		363,486
ASSESSED VALUE		281,178
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,456
TOTAL JUST VALUE		644,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011127	NEW CONSTR	203,554	05/16/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1509/1128	7/02/2007	WD Q	I		
					SALE PRICE
					455,000

GRANTOR: TUCKER EDGAR R & SHEI					
GRANTEE: LANG WILLIAM J & CH					
1051/1330	4/24/2002	WD Q	I		259,100
GRANTOR: COPPENBARGER HOMES IN					
GRANTEE: TUCKER EDGAR R & SH					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 FOP=[YR=2002] W18 S4 E7 S3 E1 S5 E10 N12
\$ S12 W10 N5 W1 N3 W7 N4 W24 S30 FGR=[YR=2002] S26 E20 N20
W9 N6 W11 \$ E11 S6 E9 S12 E8 FOP=[YR=2002] S5 E11 N3 W2 N5
W6 S3 W3 \$ E3 N3 E6 S5 E11 N2 E11 N48 \$ PTR= E15
FUS=[YR=2002] E4 N22 E16 S30 W20 N8 \$ W15 \$.