LOT 11
IN OR 1831/1064
HIGHLAND HILLS PB 6/231

BROOKS BRYAN & SANDRA L
1520 AMELIA CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0011-0000

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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

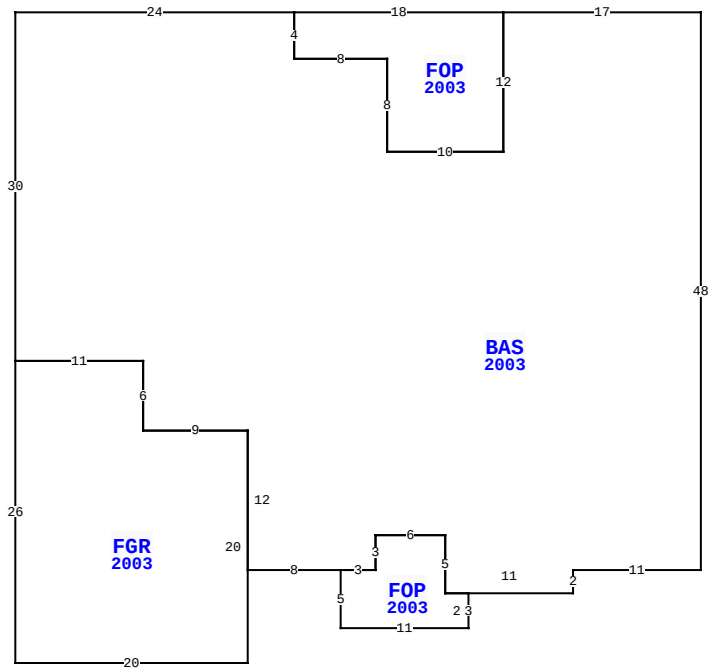
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	2003	2,378	324,757
FGR	466	55	2003	256	34,961
FOP	69	30	2003	21	2,867
FOP	152	30	2003	46	6,282
TOTALS	3,065			2,701	368,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,701	112.0320	147.88	399,424	2003	2008	0	0	0	7.65	92.35

1 SNGL FAM – 100% - 2014 Heated Area: 2378 HX Base Yr 2014



1520 AMELIA CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		368,868
TOTAL MARKET OB/XF VALUE		8,831
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		602,699
SOH/AGL Deduction		346,476
ASSESSED VALUE		256,223
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,501
TOTAL JUST VALUE		602,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210781	REPAIR/RRF	0	12/01/2021
20090609	ELEC METER REPLAC	500	05/18/2009
20033612	FENCE	2,000	08/05/2003
021265	NEW CONSTR	165,148	07/22/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1831/1064	12/17/2012	WD	Q	I	02	269,900
GRANTOR: ERICKSON STEPHEN C &						
GRANTEE: BROOKS BRYAN & SAND						
1763/1131	6/06/2011	WD	U	I	12	247,000
GRANTOR: RODEFFER JOE D & CYNT						
GRANTEE: ERICKSON STEPHEN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FOP=[YR=2003] W18 S4 E8 S8 E10 N12 $ S12 W10 N8 W8 N4 W24 S30 FGR=[YR=2003] S26 E20 N20 W9 N6 W11 $ E11 S6 E9 S12 E8 FOP=[YR=2003] S5 E11 N3 W2 N5 W6 S3 W3$ E3 N3 E6 S5 E11 N2 E11 N48 $.

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	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2003	2003	3	82	3,582	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2003	2003	3	82	384	
4	1241	WD DECK G	0	100	12	21	252.00	UT	23.00	23.00	100	2004	2004	3	32	1,855	

LAND DESCRIPTION

TOTAL OB/XF 8,831

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 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS