

LOT 15
HIGHLAND HILLS PB 6/231

SCOTT RICHARD/WELLER ANN LEE
590 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0015-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	10	ABOVE AVG 60	0900	01	4,232	110.7876	146.24	618,888	2006	2006	0	0	0	8.70	91.30	VALUATION BY STANDARD															
Exterior Wall	23	REINF CONC 40	1 SNGL FAM - 100% - 2016														Heated Area: 3743 HX Base Yr 2016														
Roof Structure	08	IRREGULAR 100															VALUATION SUMMARY														
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 565,045														
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 13,767														
Interior Floo	15	HARDTILE 70															TOTAL LAND VALUE - MARKET 225,000														
Interior Floo	14	CARPET 30															TOTAL MARKET VALUE 803,812														
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 452,390														
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 351,422														
Bedrooms	5	100															TOTAL EXEMPTION VALUE HX HB 50,722														
Bathrooms	3	100															BASE TAXABLE VALUE 300,700														
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 803,812														
Stories	2.	2. 100															NCON VALUE 0														
Units	0	100															INCOME VALUE														
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE 777,203														
Quality			04	Quality Level 04																											
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	2,106	100	2006	2,106	281,187																										
FBM	2,046	80	2006	1,637	218,568																										
FGR	615	55	2006	338	45,129																										
FOP	51	30	2006	15	2,003																										
FOP	225	30	2006	68	9,079																										
FOP	225	30	2006	68	9,079																										
TOTALS	5,268			4,232	565,045																										
EXTRA FEATURES						590 AMELIA CIR, FERNANDINA BEACH																									
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	2.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	6,230															
2	1131	REINFR 8	0	100	15	3	45.00	SF	9.45	9.45	100	2006	2006	3	96	408															
3	0920	CWALL-WD/M	0	100	0	0	26.00	LF	390.00	390.00	100	2006	2006	3	24	2,434															
4	0810	CONCRETE A	0	100	45	16	720.00	SF	6.50	6.50	100	2006	2006	3	86	4,025															
5	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	86	486															
6	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	100	2006	2006	3	40	184															
TOTAL OB/XF 13,767																															
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														
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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS																															