



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2007	2,101	271,236
DCK	52	10	2007	5	645
FGR	484	55	2007	266	34,341
FOP	39	30	2007	12	1,550
FSP	192	40	2007	77	9,941
FST	984	55	2007	541	69,842
STR	88	10	2007	9	1,162
UOP	192	20	2007	38	4,906
TOTALS	4,132			3,049	393,621

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
3	0920	CWALL-WD/M	0 100	0	0	9.00	LF	390.00	390.00
4	0810	CONCRETE A	0 100	0	0	1,475.00	SF	6.50	6.50
5	1242	WD DECK A	0 100	0	0	48.00	SF	10.00	10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,049	106.5360	140.63	428,781	2007	2007	0	0	8.20	91.80
1 SNGL FAM - 100% - 2024 Heated Area: 2101 HX Base Yr 2024											
BLD DATE	02/04/2014					KK	LGL DATE				
XF DATE							LAND DATE	05/08/2025			
INC DATE							AG DATE				

594 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	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	270	
3	0920	CWALL-WD/M	0 100	0	0	9.00	LF	390.00	390.00	100	2007	2007	3	27	948	
4	0810	CONCRETE A	0 100	0	0	1,475.00	SF	6.50	6.50	100	2007	2007	3	87	8,341	
5	1242	WD DECK A	0 100	0	0	48.00	SF	10.00	10.00	100	2009	2009	3	35	168	

LAND DESCRIPTION										TOTAL OB/XF 12,877									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE										393,621									
TOTAL MARKET OB/XF VALUE										12,877									
TOTAL LAND VALUE - MARKET										225,000									
TOTAL MARKET VALUE										631,498									
SOH/AGL Deduction										740									
ASSESSED VALUE										630,758									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										580,036									
TOTAL JUST VALUE										631,498									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										612,982									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062249	GAS	350	09/29/2006
20062248	H/AC	8,400	09/28/2006
20062223	OTHER	1,200	09/25/2006
20061560	TEMP POLE	0	07/05/2006
20061433	NEW CONSTR	225,000	06/23/2006
20061338	DEMOLITION	3,500	06/14/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2649/1017	6/21/2023	WD	Q	I	01	755,000	
GRANTOR: NEVILLE HEIDI LEE & GRANTEE: MARTIN RAMSEY ALEXA							
2525/1977	12/29/2021	WD	U	I	30	335,000	
GRANTOR: NEVILLE NANCY GRANTEE: CASTRONOVO KENNETH							

BUILDING NOTES									
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BUILDING DIMENSIONS
FST=[YR=2007] W16 UOP=[YR=2007] N4W24S8E24 N4\$
S4W24N4W14S20E54N20\$ PTR= S35 BAS=[YR=2007] S46E12
FOP=[YR=2007] S3 E8N6W5S3W3\$ E3N3E5S6E12 FGR=[YR=2007]
S5E22N2W22S17\$ N17E22 N3 DCK=[YR=2007] E4N13W4S13\$N29 W16
FSP=[YR=2007] N4W24 STR=[YR=2007] N4W11S8 E11N4\$S8E24N4\$
S4W24N4 W14\$ N35\$.