LOT 19
HIGHLAND HILLS PB 6/231

BECKSTROM FAMILY LIVING TRUST/BACKSTROM ERIC EDWAR
598 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0019-0000

BUILDING CHARACTERISTICS

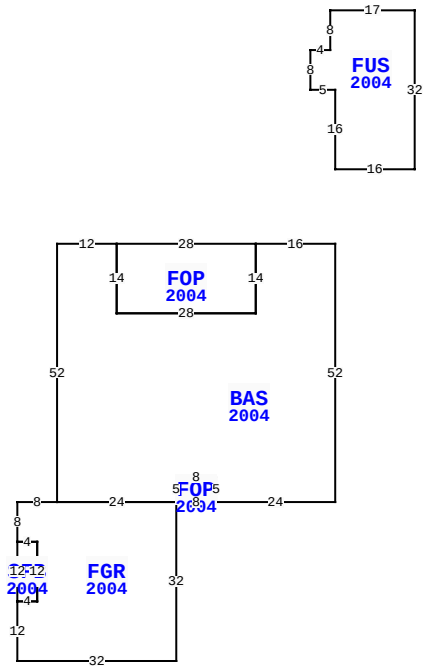
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2004	2,480	317,659
FGR	976	55	2004	537	68,783
FOP	40	30	2004	12	1,537
FOP	392	30	2004	118	15,115
FUS	560	100	2004	560	71,729
SFB	48	80	2004	38	4,867
TOTALS	4,496			3,745	479,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,745	107.8200	142.32	532,988	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2019 Heated Area: 3078 HX Base Yr 2019



598 AMELIA CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		479,689
TOTAL MARKET OB/XF VALUE		62,209
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		766,898
SOH/AGL Deduction		290,920
ASSESSED VALUE		475,978
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		425,256
TOTAL JUST VALUE		766,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		745,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200357	SWIM POOL	62,000	07/14/2020
20170429	REMODEL	27,000	02/15/2017
20102087	XFOB	100	12/07/2010
20040408	NEW CONSTR	171,000	03/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/661	2/24/2025	SW	U	I	11	100
GRANTOR: BECKSTROM ERIC EDWARD						
GRANTEE: BECKSTROM FAMILY LI						
2197/0941	5/21/2018	WD	Q	I	01	482,500
GRANTOR: GERO MICHAEL D & BONN						
GRANTEE: BECKSTROM ERIC EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] W28 S14 E28 N14$ S14 W28 N14 W12 S52 FGR=[YR=2004] W8 S8 SFB=[YR=2004] S12 E4 N12 W4$ E4 S12 W4 S12 E32 N32 W24$ E24 FOP=[YR=2004] E8 N5 W8 S5$ N5 E8 S5 E24 N52$ PTR=N15 FUS=[YR=2004] N16 W5N8E4N8E17S32W16$ S15$.

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	2004	2004	3	87	3,045	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
3	0810	CONCRETE A	0	100	0	0	1,510.00	SF	6.50	6.50	100	2004	2004	3	83	8,146	
4	0920	CWALL-WD/M	0	100	0	0	20.00	LF	468.00	468.00	100	2004	2004	3	21	1,966	
5	1241	WD DECK G	0	100	11	4	44.00	UT	11.50	11.50	100	2004	2004	3	32	162	
6	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	2004	2004	3	83	237	
7	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2021	2021	3	93	35,573	
8	0855	CONC PAVER	0	100	0	0	1,300.00	SF	10.00	10.00	100	2021	2021	3	99	12,870	

LAND DESCRIPTION

TOTAL OB/XF 62,209

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 02/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS