LOT 1
HIGHLAND OAKS PB 5/131

PITTS WILLIAM S & CAROL T
805 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0001-0000

BUILDING CHARACTERISTICS

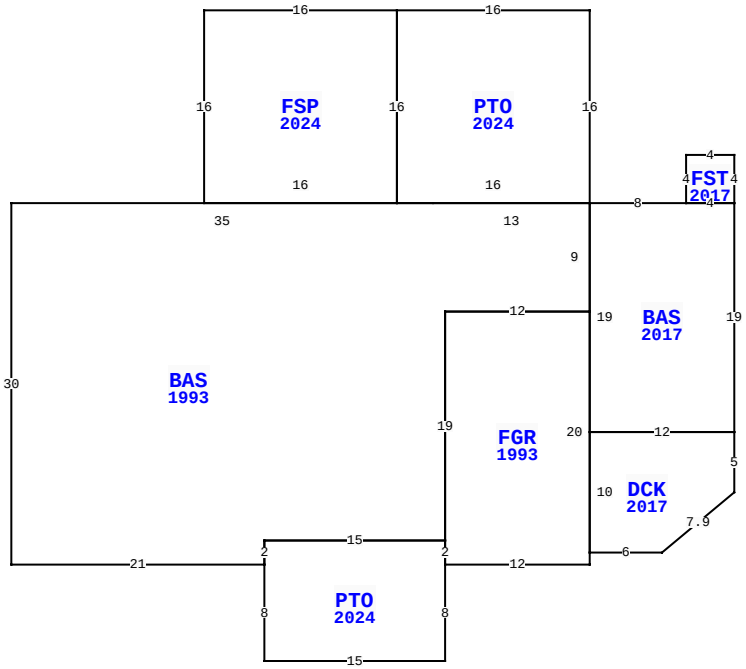
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,158	100	1993	1,158	106,065
BAS	228	100	2017	228	20,883
DCK	105	10	2017	10	916
FGR	252	55	1993	139	12,731
FSP	256	40	2024	102	9,342
FST	16	55	2017	9	824
PTO	150	5	2024	8	733
PTO	256	5	2024	13	1,191
TOTALS	2,421			1,667	152,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	109.6000	109.60	182,703	1988	1988	0	0	0	16.43	83.57

1 SINGLE FAM – 100% - 2020 Heated Area: 1386 HX Base Yr 2020



805 AMELIA CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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		152,685
TOTAL MARKET OB/XF VALUE		12,843
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		465,528
SOH/AGL Deduction		224,822
ASSESSED VALUE		240,706
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		184,984
TOTAL JUST VALUE		465,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0305	16X16 FOP		06/29/2023
20190327	INT REMOD	0	06/07/2019
20130905	ADDITION	0	04/17/2013
4656	NEW CONSTR	36,000	01/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/1599	4/24/2019	WD	U	I	11	100
GRANTOR: DESILET ANDRE L & STE						
GRANTEE: PITTS WILLIAM S & C						
2270/1385	4/24/2019	WD	Q	I	01	280,000
GRANTOR: DESILET ANDRE L & STE						
GRANTEE: PITTS WILLIAM S & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,4] W13 W35 S30 E21 N2 E15 N19 E12 N9 $
FSP=[YR=2024;ORIG=-44,-12] E16 S16 W16 N16 $
PTO=[YR=2024;ORIG=-28,-12] E16 S16 W16 N16 $
FGR=[YR=1993;ORIG=-24,32] S2 E12 N1 N20 W12 S19 $
BAS=[YR=2017;ORIG=-4,4] W8 S19 E12 N19 W4 $
DCK=[YR=2017;ORIG=-12,33] E6 U5R6 N5 W12 S10 $
FST=[YR=2017;ORIG=0,0] W4 S4 E4 N4 $
PTO=[YR=2024;ORIG=-39,32] S2 S8 E15 N8 N2 W15 $
.

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	0911	SCRN RM A	0	100	16	16	256.00	SF	17.50	17.50	100	2024	2023		97	4,346	
2	0811	CONCRETE B	0	100	0	0	1,634.00	SF	5.20	5.20	100	2024	2023		100	8,497	

LAND DESCRIPTION

TOTAL OB/XF 12,843

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	0006	R-1	132.00	155.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/30/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS