

LOT 2
IN OR 1973/777
HIGHLAND OAKS PB 5/131

VARNADOE AARON M & MELINDA H
803 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0002-0000



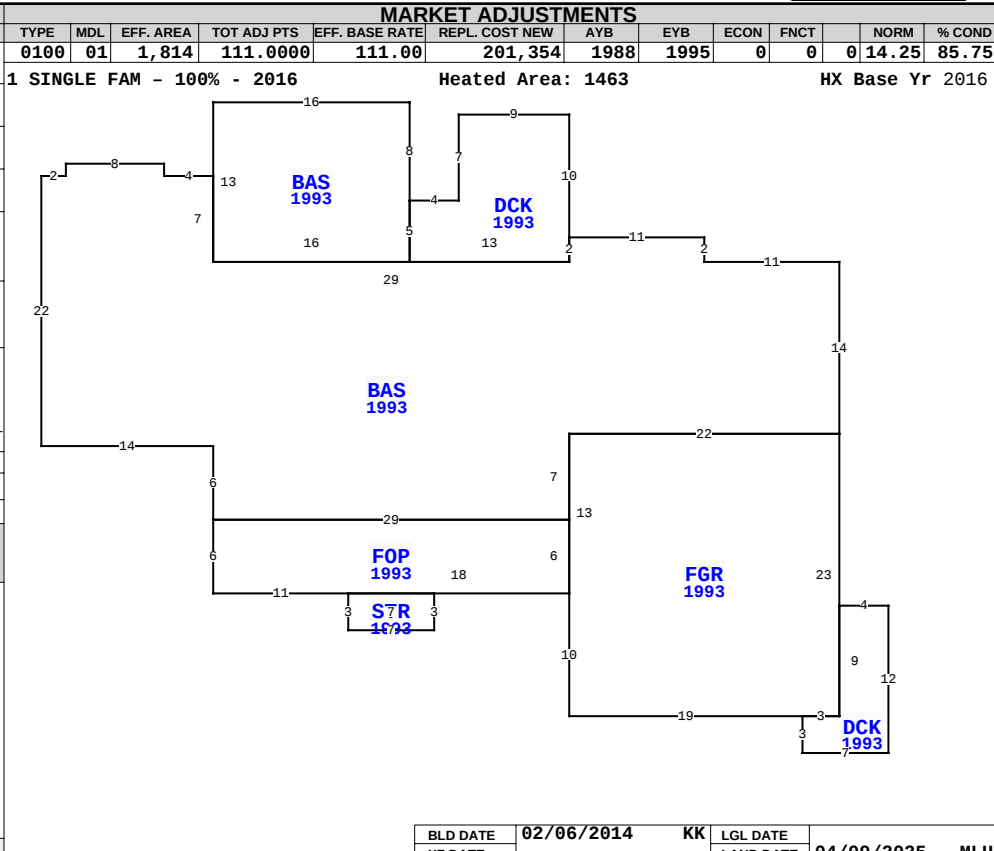
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	208	100	1993	208	19,798
BAS	1,255	100	1993	1,255	119,454
DCK	57	10	1993	6	571
DCK	128	10	1993	13	1,237
FGR	506	55	1993	278	26,461
FOP	174	30	1993	52	4,949
STR	21	10	1993	2	190
TOTALS	2,349			1,814	172,661

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50
3	0479	VF PICKET	0	100	0	0	72.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	102.00	133.00	1.00



BLD DATE	02/06/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/09/2025
INC DATE			AG DATE	MLU
TOTAL OB/XF 3,672				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		172,661	
TOTAL MARKET OB/XF VALUE		3,672	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		476,333	
SOH/AGL Deduction		273,942	
ASSESSED VALUE		202,391	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		151,669	
TOTAL JUST VALUE		476,333	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		443,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091392	REMODEL	500	10/09/2009
20020990	REPAIR/RRF	1,000	06/11/2002
4944	NEW CONSTR	62,240	07/26/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1973/0777	4/06/2015	WD Q	I	I	02
GRANTOR: MALENKE JAMES & JANE					SALE PRICE 230,000
GRANTEE: VARNADOE AARON M &					
1872/0161	7/17/2013	WD U	I	I	11
GRANTOR: GENGLER JOHN & VIRGIN					
GRANTEE: MALENKE JAMES & JAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 N2 W11DCK=[YR=1993] N10 W9S7W4									
BAS=[YR=1993] N8W16S13E16N5\$ S5E13N2\$ S2 W29 N7 W4 N1 W8 S1									
W2 S22 E14 S6 FOP=[YR=1993] S6E11 STR=[YR=1993] S3E7N3W7SE18									
FGR=[YR=1993] S10E19 DCK=[YR=1993] S3E7N12W4S9W3\$ E3N23 W22									
S13\$N6 W29 \$ E29 N7 E22 N14 \$.									