LOT 4
IN OR 720 PG 189
HIGHLAND OAKS PB 5/131

WHITE JANET F
720 AMELIA CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

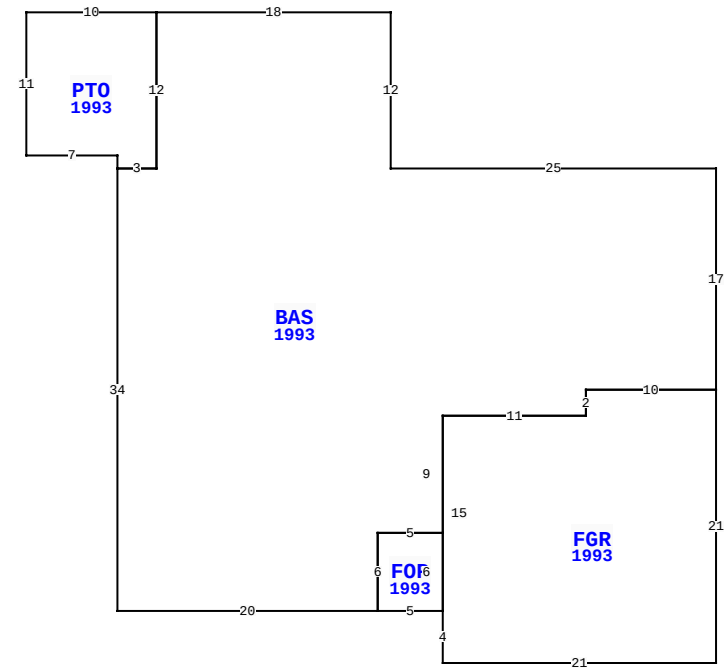
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,415	100	1993	1,415	134,679
FGR	419	55	1993	230	21,891
FOP	30	30	1993	9	857
PTO	113	5	1993	6	571
TOTALS	1,977			1,660	157,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	111.1000	111.10	184,426	1988	1995	0	0	0	14.33	85.67

1 SINGLE FAM – 100% - 0 Heated Area: 1415 HX Base Yr 1995



720 AMELIA CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,998
TOTAL MARKET OB/XF VALUE		3,980
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		386,978
SOH/AGL Deduction		264,675
ASSESSED VALUE		122,303
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,581
TOTAL JUST VALUE		386,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110817	REPAIR/RRF	6,690	05/26/2011
20033036	REPAIR/RRF	2,000	05/01/2003
6045	ADDITION	4,300	06/25/1990
4953	NEW CONSTR	57,470	07/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0720/0189	12/14/1994	WD	Q	I		89,000
GRANTOR: ARSENAULT ROGER & CAR						
GRANTEE: WHITE JANET F						
0548/1210	7/28/1988	WD	Q	V		16,500
GRANTOR: M FIELDING DESIGN						
GRANTEE: ARSENAULT ROGER & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N12 W18 PTO=[YR=1993] W10 S11 E7 S1 E3 N12 $ S12 W3 S34 E20 FOP=[YR=1993] E5 FGR=[YR=1993] S4 E21 N21 W10 S2 W11 S15$ N6 W5 S6$ N6 E5 N9 E11 N2 E10 N17$.

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	0810	CONCRETE A	0	100	0	0	1,007.00	SF	6.50	6.50	100	1988	1988	3	52	3,404	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 3,980

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	75.00	107.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS