

LOT 5
IN OR 2124/537
HIGHLAND OAKS PB 5/131

FIRSTER BRUCE EDWARD
718 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 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
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	1,565	100	1995	1,565	145,872
FGR	440	55	1995	242	22,557
PTO	120	5	1995	6	559
STP	25	10	1995	2	187
TOTALS	2,150			1,815	169,174

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	0810	CONCRETE A	0	100	0	0	805.00	SF 6.50	6.50

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	75.00	107.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,815	108.8000	108.80	197,472	1995	1995	0	0
1 SINGLE FAM - 100% - 2018									
Heated Area: 1565									
HX Base Yr 2018									
718 AMELIA CIR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/08/2025 MLU									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		169,174	
TOTAL MARKET OB/XF VALUE		6,218	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		400,392	
SOH/AGL Deduction		225,008	
ASSESSED VALUE		175,384	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		124,662	
TOTAL JUST VALUE		400,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8802	NEW CONSTR	46,000	01/18/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0537	6/01/2017	WD	Q	I	01	284,000
GRANTOR: GILLETTE ASA R III &						
GRANTEE: FIRSTER BRUCE EDWAR						
1286/1481	1/10/2005	WD	U	I	21	220,000
GRANTOR: FARIS JANET ELAINE						
GRANTEE: GILLETTE ASA R III						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W14 PTO=[YR=1995] N10 W12 S10 E12 \$ W12 N2 W11 S2 W18 S20 FGR=[YR=1995] S22 E20 N22 W20 \$ E20 S12 E9 STP=[YR=1995] S3 E5 N5 W5 S2 \$ N2 E5 S2 E10 S3 E11 N35 \$.									