

HERITAGE BRETT W
712 AMELIA CR
FERNANDINA BEACH, FL 32034

00-00-31-1385-0008-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall

10

ABOVE AVG 70

Exterior Wall

05

AVERAGE 30

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

11

CLAY TILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

1,272

100

1994

1,272

131,928

FEP

84

80

2010

67

6,949

FGR

396

55

1994

218

22,610

FOP

28

30

1995

8

829

TOTALS

1,780

1,565

162,316

EXTRA FEATURES

L N

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

0100

0

0

848.00

SF

6.50

6.50

100

1994

1994

3

66

3,638

2

0500

FP-PRE FAB

0100

0

0

1.00

UT

3,500.00

3,500.00

100

1994

1994

3

74

2,590

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

106.00

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,565

117.3000

117.30

183,574

1994

2000

0

0

11.58

88.42

1 SINGLE FAM - 100% - 2013

Heated Area: 1272

HX Base Yr 2013

24

12

8

14

6

14

22

18

17

22

2.9

4

2.9

4

3

6

8

15

29

BAS

1994

FEP

2010

FGR

1994

FOP

1995

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

712 AMELIA CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

162,316

6,228

225,000

393,544

228,119

165,425

50,722

114,703

393,544

0

386,488

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20120610

H/AC

2,500

04/10/2012

20111129

CHANGE SIDING

1,780

07/11/2011

8040

NEW CONSTR

47,250

12/15/1993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1744/0699

6/23/2011

WD

Q

I

01

160,000

GRANTOR:MCSWEENEY GERALD B

GRANTEE:HERITAGE BRETT W

0746/1661

12/20/1995

WD

Q

I

88,000

GRANTOR:SPRINGER ROBERT H & R

GRANTEE:MCSWEENEY GERALD B

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2010] W14 BAS=[YR=1994] W8 N12 W24 S22 FGR=[YR=1994] S22 E18 N22 W18 \$ E18 S17 E1 D2 R2 E4 FOP=[YR=1995] S3 E6N5 W4 D2 L2 \$ U2 R2 E4 S8 E15 N29 W14 N6 \$ S6 E14 N6 \$.