

LOT 9
IN OR 664 PG 445
HIGHLAND OAKS PB 5/131

JORDAN JAMES H & BARBE J
710 AMELIA CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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. 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		

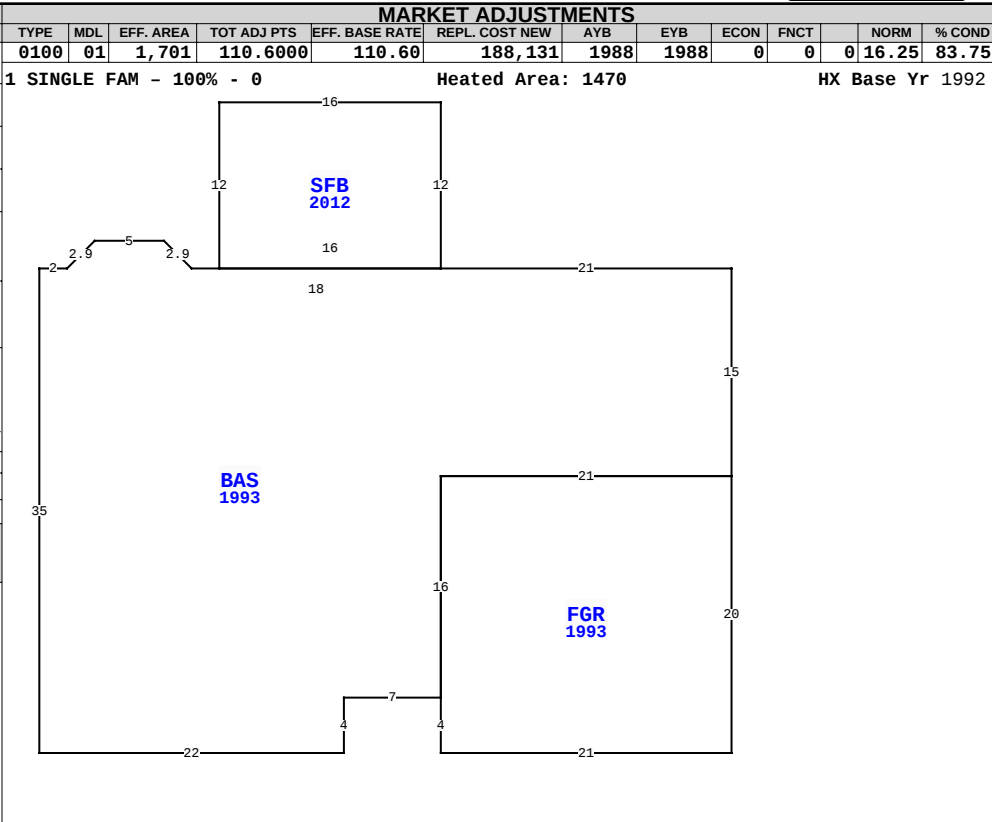
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1993	1,316	121,898
FGR	420	55	1993	231	21,397
SFB	192	80	2012	154	14,264

TOTALS	1,928			1,701	157,560
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	100	0	0	72.00	SF	10.00	10.00	144
2	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50	6.50	2,650
3	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	270
4	1242	WD DECK A	0	100	21	12	252.00	SF	10.00	10.00	504
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	960

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	R-1	75.00	106.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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710 AMELIA CIR, FERNANDINA BEACH				XF DATE INC DATE					LAND DATE AG DATE		05/06/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
72.00	SF	10.00	10.00	100	1988	1988	3	20	144			
784.00	SF	6.50	6.50	100	1988	1988	3	52	2,650			
80.00	SF	6.50	6.50	100	1988	1988	3	52	270			
252.00	SF	10.00	10.00	100	1995	1995	3	20	504			
160.00	SF	30.00	30.00	100	1997	1997	3	20	960			

TOTAL OB/XF												4,528
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	R-1	75.00	106.00	1.00	LT	1.00	1.00	1.00	225,000.00	225,000.00	2	

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	157,560		
TOTAL MARKET OB/XF VALUE	4,528		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	387,088		
SOH/AGL Deduction	263,613		
ASSESSED VALUE	123,475		
TOTAL EXEMPTION VALUE	HX HB SX 100,722		
BASE TAXABLE VALUE	22,753		
TOTAL JUST VALUE	387,088		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	379,796		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121413	RE-ROOF	6,600	07/16/2012
972432	SHED & ENCLOSURE?	2,000	12/29/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0664/0445	7/31/1992	WD	Q	I		75,000	
GRANTOR: ISBELL WM & NELLIE							
GRANTEE: JORDAN JAMES & BARB							
0570/0015	5/15/1989	WD	Q	I		70,000	
GRANTOR: M FIELDING DESIGN							
GRANTEE: ISBELL WM E & NELLI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 SFB=[YR=2012] N12 W16 S12 E16\$ W18 U2 L2 W5 D2 L2 W2 S35 E22 N4 E7 FGR=[YR=1993] S4 E21 N20 W21 S16 \$N16 E21 N15 \$.											