LOT 10
HIGHLAND OAKS BP 5/131

SZYMANSKI MARGARET ANN
708 AMELIA CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

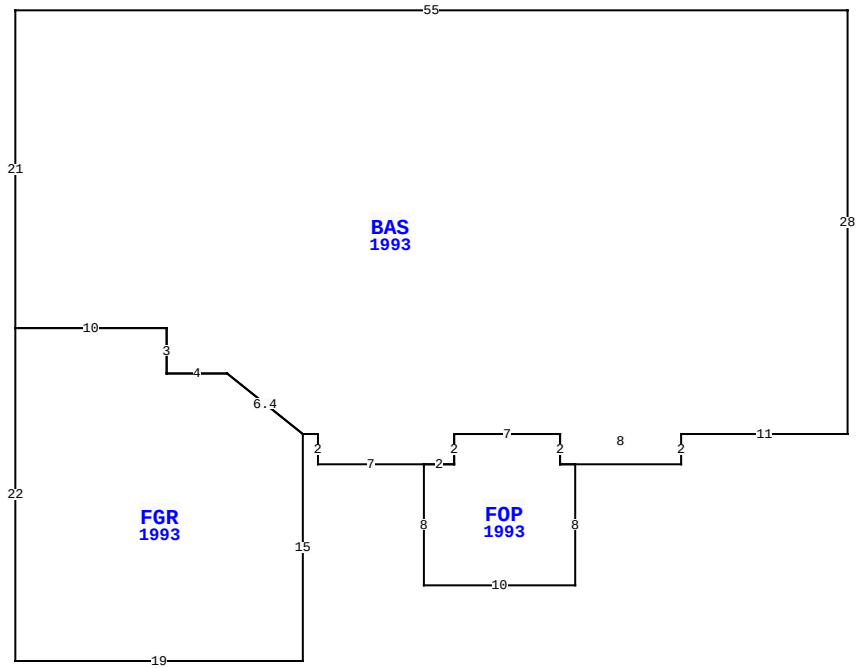
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,478	100	1993	1,478	158,707
FGR	381	55	1993	210	22,550
FOP	94	30	1993	28	3,006
TOTALS	1,953			1,716	184,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,716	125.3700	125.37	215,135	1989	1995	0	0	0	14.35	85.65

1 SINGLE FAM – 100% - 2020 Heated Area: 1478 HX Base Yr 2020



708 AMELIA CIR, FERNANDINA BEACH

BLD DATE	12/11/2013 KK	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		184,263
TOTAL MARKET OB/XF VALUE		6,334
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		415,597
SOH/AGL Deduction		160,106
ASSESSED VALUE		255,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,769
TOTAL JUST VALUE		415,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080807	REPAIR/RRF	2,150	05/13/2008
20033640	ELEC OTHER	1,000	08/07/2003
5595	NEW CONSTR	58,080	09/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2275/0996	4/30/2019	WD	Q	I	01	307,500
GRANTOR: CONAHAN TRICIA						
GRANTEE: SZYMANSKI MARGARET						
1852/1680	4/24/2013	WD	Q	I	02	181,000
GRANTOR: WOOD DOROTHY GAYLE						
GRANTEE: CONAHAN TRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S21 FGR=[YR=1993] S22 E19 N15 U4 L5 W4 N3 W10$ E10 S3 E4 D4 R5 E1 S2 E7 FOP=[YR=1993] S8 E10 N8 W1 N2 W7 S2 W2$ E2 N2 E7 S2 E8 N2 E11 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	100	16	50	800.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,834	
3	0830	FLAGSTONE	0	100	3	20	60.00	SF	12.00	12.00	100	2005	2005	3	84	605	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2005	2005	3	22	317	
5	1243	WD DECK F	0	100	12	16	192.00	SF	8.00	8.00	100	2005	2005	3	22	338	

LAND DESCRIPTION

TOTAL OB/XF 6,334

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	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 PRINTED 07/30/2025 BY SYS