LOT 11
HIGHLAND OAKS PB 5/131

CAMPBELL CAROL &/PINCKNEY CHRISTOPHER D &
608 AMELIA CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0011-0000

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 80
Interior Floo	08	SHT VINYL 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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

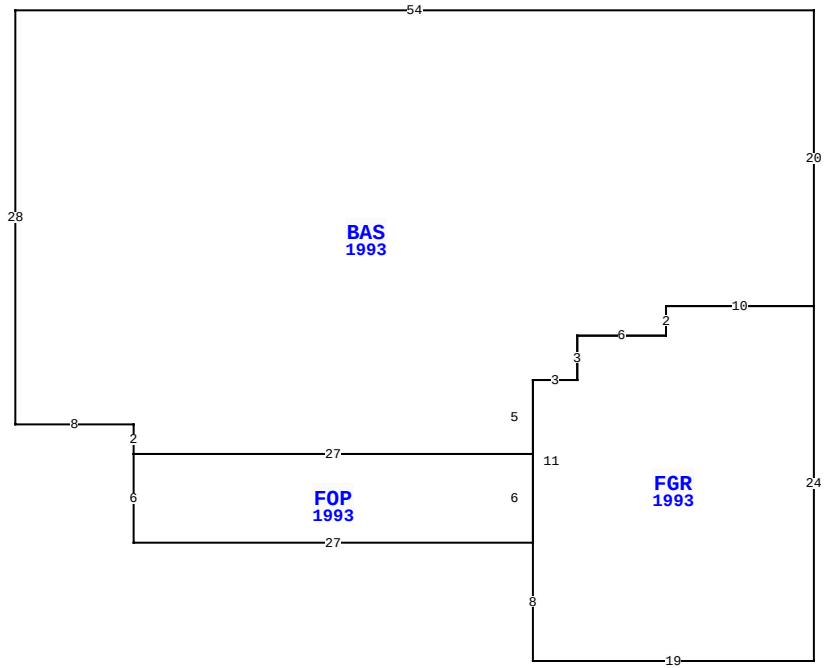
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	1993	1,441	132,701
FGR	429	55	1993	236	21,733
FOP	162	30	1993	49	4,512
TOTALS	2,032			1,726	158,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	109.8000	109.80	189,515	1990	1990	0	0	0	16.13	83.87

1 SINGLE FAM – 100% - 2022 Heated Area: 1441 HX Base Yr 2022



608 AMELIA CIR, FERNANDINA BEACH

BLD DATE	02/06/2014 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		158,946
TOTAL MARKET OB/XF VALUE		4,761
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		388,707
SOH/AGL Deduction		36,715
ASSESSED VALUE		351,992
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		301,270
TOTAL JUST VALUE		388,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061131	REPAIR/RRF	2,200	05/24/2006
5878B	NEW CONSTR	63,245	03/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/1664	7/23/2021	WD	Q	I	01	365,000
GRANTOR: LLARENA PATSY A P/R O						
GRANTEE: PINCKNEY CHRISTOPHE						
0714/0556	9/19/1994	WD	Q	I		88,500
GRANTOR: DAY KENNIE M & TONIA						
GRANTEE: SCHREFFLER GERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S28 E8 S2 FOP=[YR=1993] S6 E27
FGR=[YR=1993] S8 E19 N24 W10 S2 W6 S3 W3 S11 $ N6 W27 $ E27
N5 E3 N3 E6 N2 E10 N20 $.

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	1,285.00	SF	6.50	6.50	100	1990	1990	3	57	4,761	

LAND DESCRIPTION

TOTAL OB/XF 4,761

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	85.00	108.00	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