LOT 13
HIGHLAND OAKS PB 5/131

MOMNIE LAURA F &/FOX JOHN P
719 AMELIA CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0013-0000

NASSAU COUNTY PROPERTY

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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

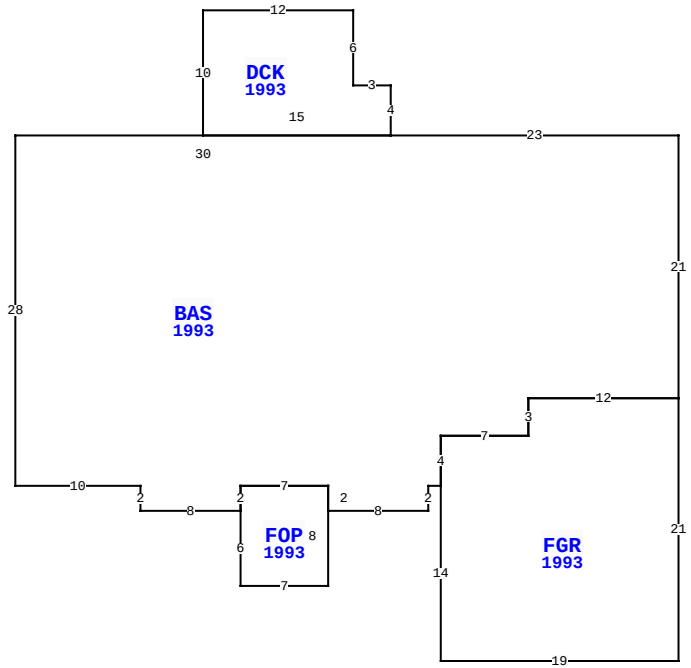
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	133,043
DCK	132	10	1993	13	1,232
FGR	378	55	1993	208	19,710
FOP	56	30	1993	17	1,611
TOTALS	1,970			1,642	155,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	112.8120	112.81	185,234	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



719 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		155,597
TOTAL MARKET OB/XF VALUE		5,978
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		386,575
SOH/AGL Deduction		115,839
ASSESSED VALUE		270,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,014
TOTAL JUST VALUE		386,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5394	NEW CONSTR	62,230	05/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0626	7/24/2020	WD	Q	I	02	300,000
GRANTOR: ORR ROGER & BREANNA J						
GRANTEE: MOMNIE LAURA F & JO						
1854/1134	4/12/2013	QC	U	I	11	91,000
GRANTOR: ORR ROGER						
GRANTEE: ORR ROGER & BREANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 DCK=[YR=1993] N4W3N6W12 S10E15$ W30 S28 E10S2E8 FOP=[YR=1993] S6E7N8W7S2$ N2E7S2E8N2 E1 FGR=[YR=1993] S14E19N21W12S3W7S4$ N4E7N3E12N21$.

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	49	16	784.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,777	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1989	1989	3	54.5	255	
4	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	2004	2004	3	21	706	

LAND DESCRIPTION

TOTAL OB/XF 5,978

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	112.00	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