LOT 14
HIGHLAND OAKS PB 5/131

SYLVESTER CAROL ROBIN
2820B MANTANZAS AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 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	06	Quality Level 06

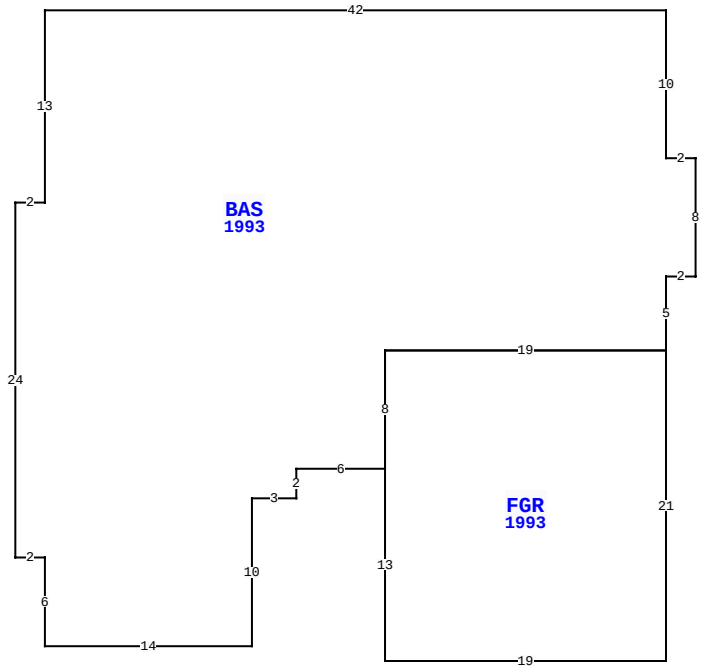
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1993	1,388	161,382
FGR	399	55	1993	219	25,463
TOTALS	1,787			1,607	186,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	126.3850	126.38	203,093	1990	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1388 HX Base Yr



717 AMELIA CIR, FERNANDINA BEACH

BLD DATE		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	186,846
TOTAL MARKET OB/XF VALUE	3,797
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	415,643
SOH/AGL Deduction	0
ASSESSED VALUE	415,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,643
TOTAL JUST VALUE	415,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6067	NEW CONSTR	63,000	07/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2421/0928	12/23/2020	QC	U	I	11	101,000
GRANTOR: SYLVESTER CAROLYN ANN						
GRANTEE: SYLVESTER CAROL ROB						
2074/0512	9/23/2016	WD	Q	I	01	255,000
GRANTOR: AVERA DEBORAH & TRACE						
GRANTEE: SYLVESTER CAROLYN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N10 W42 S13 W2 S24 E2 S6 E14 N10 E3 N2 E6
FGR=[YR=1993] S13 E19 N21 W19 S8 $ N8 E19 N5 E2 N8 $.

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	0	0	0	779.00	SF	6.50	6.50	100	1990	1990	3	57	2,886	
2	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1990	1990	3	57	278	
3	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	6.50	100	1990	1990	3	57	445	
4	0820	WOOD WALK	0	0	0	0	40.00	SF	11.75	11.75	100	1990	1990	3	40	188	

LAND DESCRIPTION

TOTAL OB/XF 3,797

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	0	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