LOT 15
IN OR 571 PG 270
HIGHLAND OAKS PB 5/131

EVANS JEANNINE S
715 AMELIA CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0015-0000

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

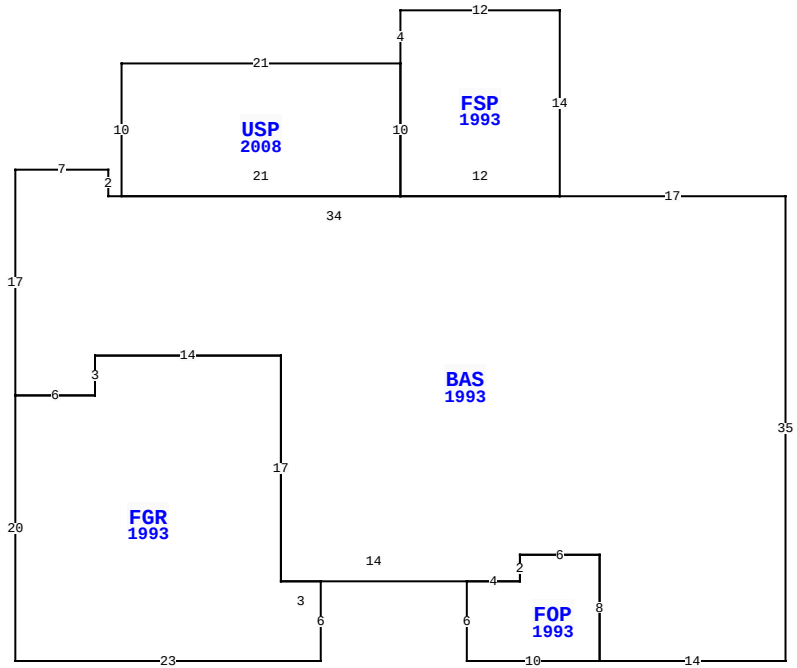
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	1993	1,446	131,655
FGR	460	55	1993	253	23,035
FOP	72	30	1993	22	2,003
FSP	168	40	1993	67	6,100
USP	210	30	2008	63	5,736
TOTALS	2,356			1,851	168,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	108.3880	108.39	200,630	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 1990 Heated Area: 1446 HX Base Yr 1990



715 AMELIA CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,529
TOTAL MARKET OB/XF VALUE		7,929
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		401,458
SOH/AGL Deduction		259,218
ASSESSED VALUE		142,240
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		86,518
TOTAL JUST VALUE		401,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080093	REPAIR/RRF	2,375	01/23/2008
5235	NEW CONSTR	63,000	02/23/1989
1332	NEW CONSTR	2,600	02/13/1989
5195	FOUNDATION	4,500	01/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0571/0270	5/30/1989	WD	Q	V		17,000

GRANTOR: M FIELDING DESIGN
GRANTEE: EVANS DAVID SR & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] N14 W12 S4 USP=[YR=2008] W21 S10 E21 N10$ S10 E12$ W34 N2 W7 S17 FGR=[YR=1993] S20 E23 N6 W3 N17 W14 S3 W6 $ E6 N3 E14 S17 E14 FOP=[YR=1993] S6 E10 N8 W6 S2 W4 $ E4 N2 E6 S8 E14 N35 $.

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	0	0	904.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,202	
3	1242	WD DECK A	0	100	0	0	158.00	SF	10.00	10.00	100	2006	2006	3	24	379	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1998	1998	3	20	720	
5	0830	FLAGSTONE	0	100	0	0	130.00	SF	12.00	12.00	100	2009	2009	3	89	1,388	

LAND DESCRIPTION

TOTAL OB/XF 7,929

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	113.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS