

LOT 20
IN OR 2157/781
HIGHLAND OAKS PB 5/131

PINCKNEY CHRISTOPHER D & HEATHER S
605 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	986	100	2000	986	128,047
BAS	160	100	2008	160	20,778
FGR	532	55	2000	293	38,051
FOP	282	30	2000	85	11,039
FUS	1,228	100	2000	1,228	159,474

TOTALS	3,188			2,752	357,388
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1243	WD DECK F	0 100	10	2	20.00	SF	4.00	4.00
2	0810	CONCRETE A	0 100	4	5	20.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	0	0	1,741.00	SF	6.50	6.50
5	1242	WD DECK A	0 100	0	0	430.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	100.00	165.00	1.00

REVIEW DATE	03/08/2022	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,752	111.1680	146.74	403,828	2000	2000	0	0	0 11.50	88.50
1 SNGL FAM - 100% - 2018 Heated Area: 2374 HX Base Yr 2018											

605 AMELIA CIR, FERNANDINA BEACH	BLD DATE 03/25/2015	KK	LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	1243	WD DECK F	0 100	10	2	20.00	SF	4.00	4.00	100	2000	2000	3	20	16	
2	0810	CONCRETE A	0 100	4	5	20.00	SF	6.50	6.50	100	2000	2000	3	77	100	
3	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2000	2000	3	77	60	
4	0810	CONCRETE A	0 100	0	0	1,741.00	SF	6.50	6.50	100	2000	2000	3	77	8,714	
5	1242	WD DECK A	0 100	0	0	430.00	SF	10.00	10.00	100	2008	2008	3	31	1,333	

TOTAL OB/XF									
10,223									

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		357,388	
TOTAL MARKET OB/XF VALUE		10,223	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		592,611	
SOH/AGL Deduction		270,768	
ASSESSED VALUE		321,843	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		271,121	
TOTAL JUST VALUE		592,611	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		575,978	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211251	GARAGE	0	05/14/2021
20060021	REMODEL	2,400	01/04/2006
2002071	NEW CONSTR	136,956	01/31/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2157/0781	11/03/2017	WD	Q	I	01	395,000	
GRANTOR: CUTAJAR DAWN M							
GRANTEE: PINCKNEY CHRISTOPHE							
1668/0454	3/18/2010	WD	U	I	12	260,000	
GRANTOR: CHI SAMUEL & JILL R D							
GRANTEE: CUTAJAR DAWN M & LE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W8 BAS=[YR=2000] W20 N12 FGR=[YR=2000] N6 W30 S22 E22 N16 E8 \$ W8 S42 E8 S4 FOP=[YR=2000] S5 E28 N19 W8 S11 W10 S3 W10\$ E10 N3 E10 N31\$ S20 E8 N20\$ PTR= E10 FUS=[YR=2000] E30 S12 E20 S31 W10 S3 W10 N4 W8 N31 W22 N11 \$ W10 \$.									