BLOCK 4 LOTS 1 & 2
IN OR 1971/1808
OLD TOWN

TAYLOR PATRICIA
215 AMELIA STREET
FERNADNINA BEACH, FL 32034

2025

00-00-31-1580-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

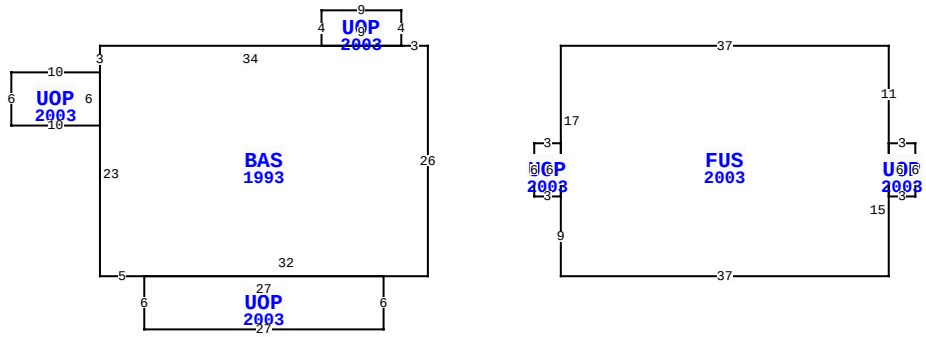
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	1993	962	215,328
FUS	962	100	2003	962	215,328
UOP	18	20	2003	4	896
UOP	18	20	2003	4	896
UOP	36	20	2003	7	1,567
UOP	60	20	2003	12	2,686
UOP	162	20	2003	32	7,163
TOTALS	2,218			1,983	443,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,983	130.4380	172.18	341,433	1910	1910	0	0	130	50.00	130.00

1 SNGL FAM – 0% - 0 Heated Area: 1924 HX Base Yr



215 AMELIA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	506,138
TOTAL MARKET OB/XF VALUE	5,864
TOTAL LAND VALUE - MARKET	262,824
TOTAL MARKET VALUE	774,826
SOH/AGL Deduction	181,016
ASSESSED VALUE	593,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,810
TOTAL JUST VALUE	774,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	722,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170705	CO ISSUED	0	01/19/2018
20170705	GARSTUD	82,258	03/10/2017
20102144	REMODEL	860	12/16/2010
20020194	REMODEL	3,000	02/05/2002
20012593	NEW CONSTR	6,000	12/24/2001
20012596	H/AC	5,000	12/04/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/1808	4/01/2015	WD	Q	I	01	310,000
GRANTOR: MURPHREE D'ETTA D						
GRANTEE: TAYLOR PATRICIA						
1261/1634	9/28/2004	WD	Q	I		295,000
GRANTOR: SHAW RONDA L						
GRANTEE: MURPHREE JOHN L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=2003] N4 W9 S4 E9 $ W34 S3 UOP=[YR=2003] W10 S6 E10 N6$ S23 E5 UOP=[YR=2003] S6 E27 N6 W27 $ E32 N26 $ PTR= E15 FUS=[YR=2003] E37 S11 UOP=[YR=2003] E3 S6 W3 N6 $ S15 W37 N9 UOP=[YR=2003] W3 N6 E3 S6 $ N17 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	20	200	
3	1242	WD DECK A	0	0	5	9	45.00	SF	10.00	10.00	100	2003	2003	3	20	90	
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	20	48	
5	0851	PATIO STON	0	0	0	0	76.00	SF	1.50	1.50	100	2003	2003	3	82	93	
6	0858	SCULP CONC	0	0	20	9	180.00	SF	13.00	13.00	100	2003	2003	3	95	2,223	
7	1076	TRELLIS A	0	0	23	4	92.00	SF	7.50	7.50	100	2003	2003	3	29	200	

LAND DESCRIPTION

TOTAL OB/XF 5,864

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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	4,700.00	5,640.00	262,824							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 262,824 Market: 0 Agricultural: 0 Common: 262,824 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

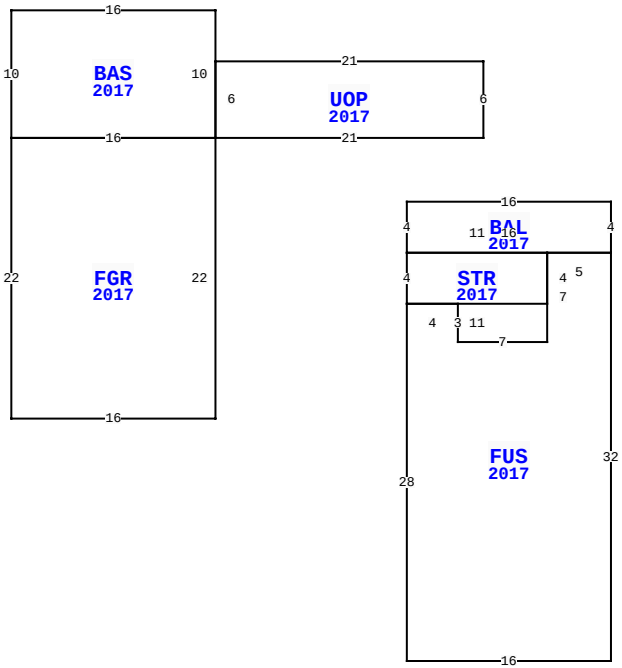
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	2017	10	741
BAS	160	100	2017	160	11,862
FGR	352	55	2017	194	14,382
FUS	447	100	2017	447	33,139
STR	44	10	2017	4	297
UOP	126	20	2017	25	1,854
TOTALS	1,193			840	62,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	840	144.2100	76.43	64,201	2017	2017	0	0	0	3.00	97.00

2 ACCESORY U – 0% - 0 Heated Area: 607 HX Base Yr



215 AMELIA ST, FERNANDINA BEACH

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TOTAL JUST VALUE	774,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	722,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012452	REMODEL	70,000	11/27/2001
5105	HOUSEMVING	0	11/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/1808	4/01/2015	WD	Q	I	01	310,000
GRANTOR: MURPHREE D'ETTA D						
GRANTEE: TAYLOR PATRICIA						
1261/1634	9/28/2004	WD	Q	I		295,000
GRANTOR: SHAW RONDA L						
GRANTEE: MURPHREE JOHN L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 S10 FGR=[YR=2017] S22 E16 N22 W16$ E16
UOP=[YR=2017] E21 N6 W21 S6$ N10$ PTR=E15 S15 BAL=[YR=2017]
E16 S4 FUS=[YR=2017] S32 W16 N28 STR=[YR=2017] N4 E11 S4 W11$
E4 S3 E7 N7 E5$ W16 N4$ W15 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 262,824 Market: 0 Agricultural: 0 Common: 262,824 PRINTED 07/30/2025 BY SYS