E 114 FT OF W 219 FT OF NLY
136.5 FT OF S1/2 OF OUTLOT 229
IN OR 943/867

HART CATHERINE
1813 AMELIA AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1600-0229-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 06 | MANSARD 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 80 |
| Interior Wall | 08 | DECORATIVE 20 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 07 | CORK/VTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 03 | Quality Level 03 |

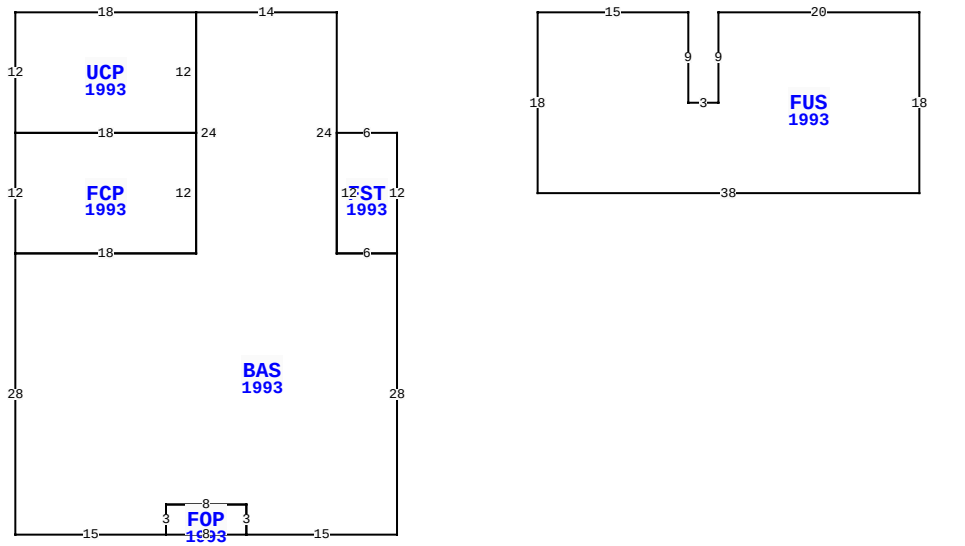
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1008.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,376 | 100 | 1993 | 1,376 | 120,159 |
| FCP | 216 | 25 | 1993 | 54 | 4,715 |
| FOP | 24 | 30 | 1993 | 7 | 611 |
| FST | 72 | 55 | 1993 | 40 | 3,493 |
| FUS | 657 | 100 | 1993 | 657 | 57,373 |
| UCP | 216 | 20 | 1993 | 43 | 3,755 |
| TOTALS | 2,561 | | | 2,177 | 190,107 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,177 | 106.8200 | 106.82 | 232,547 | 1975 | 1980 | 0 | 0 | 0 | 18.25 | 81.75 |

1 SINGLE FAM – 100% - 1993 Heated Area: 2033 HX Base Yr 1993




1813 AMELIA AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/25/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 190,107 |
| TOTAL MARKET OB/XF VALUE | | 3,290 |
| TOTAL LAND VALUE - MARKET | | 282,492 |
| TOTAL MARKET VALUE | | 475,889 |
| SOH/AGL Deduction | | 330,390 |
| ASSESSED VALUE | | 145,499 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 94,777 |
| TOTAL JUST VALUE | | 475,889 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 467,061 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122135 | RE-ROOF W/30YR AR | 9,500 | 10/15/2012 |
| 4809 | RE-ROOF | 5,000 | 04/26/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0943/0867 | 8/03/2000 | WD | Q | I | 01 | 44,000 |
| GRANTOR: MATTHEWS BRYAN H | | | | | | |
| GRANTEE: MATTHEWS CATHERINE | | | | | | |
| 0661/1607 | 6/22/1992 | WD | Q | I | | 91,000 |
| GRANTOR: CLARK VANDER JR & S | | | | | | |
| GRANTEE: MATTHEWS BRYAN & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 UCP=[YR=1993] W18 S12 FCP=[YR=1993] S12 E18 N12 W18$ E18 N12$ S24 W18 S28 E15 FOP=[YR=1993] E8 N3 W8 S3$ N3 E8 S3 E15 N28 FST=[YR=1993] N12 W6 S12 E6$ W6 N24$ PTR= E20 FUS=[YR=1993] E15 S9 E3 N9 E20 S18 W38 N18 $ W20 $ .

## 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 | 1975 | 1975 | 3 | 34 | 1,190 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 8 | 128.00 | SF | 30.00 | 30.00 | 100 | 1975 | 1975 | 3 | 20 | 768 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,332.00 | SF | 4.00 | 4.00 | 100 | 1975 | 1975 | 3 | 25 | 1,332 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,290

| 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 | 0007 | R-1 | 114.00 | 167.00 | 114.00 | FF | 1 | 1.18 | 1.00 | 0.89 | 2,800.00 | 2,478.00 | 282,492 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 282,492 Market: 0 Agricultural: 0 Common: 282,492 PRINTED 07/30/2025 BY SYS