E 114 FT OF S1/2 OF OUT LOT
229 (EX RW) OR 448/699
OUT LOTS

BENNETT CECIL A JR & MARY L
1823 AMELIA AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0229-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

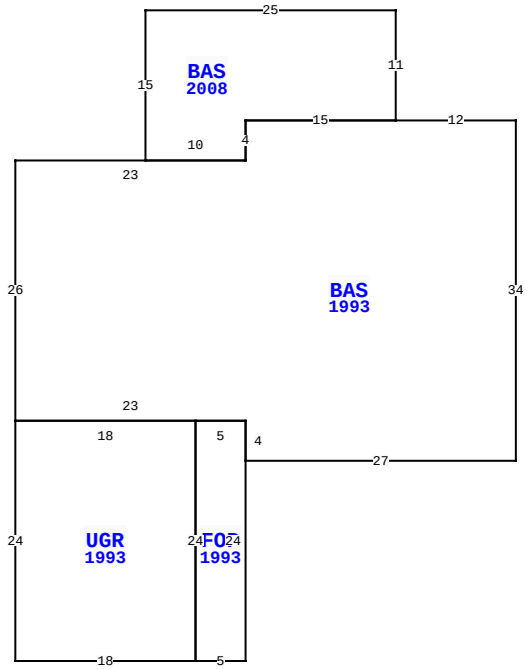
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1993	1,516	126,156
BAS	315	100	2008	315	26,213
FOP	120	30	1993	36	2,996
UGR	432	45	1993	194	16,144
TOTALS	2,383			2,061	171,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	108.7800	108.78	224,196	1977	1977	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 0 Heated Area: 1831 HX Base Yr 1985



1823 AMELIA AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		171,510
TOTAL MARKET OB/XF VALUE		9,908
TOTAL LAND VALUE - MARKET		320,158
TOTAL MARKET VALUE		501,576
SOH/AGL Deduction		344,731
ASSESSED VALUE		156,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,123
TOTAL JUST VALUE		501,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080446	REPAIR/RRF	9,450	03/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0229/0695	1/01/1976	WD	Q	V		5,500
GRANTOR:						
GRANTEE:						
0222/0238	1/01/1976	WD	Q	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2008] N11 W25 S15 E10 N4 E15$ W15 S4 W23 S26 UGR=[YR=1993] S24 E18 FOP=[YR=1993] E5 N24 W5 S24$ N24 W18$ E23 S4 E27 N34$.

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	1980	1980	3	30	632	
3	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1980	1980	3	30	936	
4	0861	POOL GUNIT	0	100	25	16	400.00	SF	85.00	85.00	100	1982	1982	3	20	6,800	

LAND DESCRIPTION

TOTAL OB/XF 9,908

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	1.00	2,800.00	2,808.40	320,158							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 320,158 Market: 0 Agricultural: 0 Common: 320,158 PRINTED 07/30/2025 BY SYS