LOT 9
AMELIA PARK COTTAGE BLOCK
PB 7/211

FOWLER GORDON E/POWELL DONNA MARIE
1772 CAMELLIA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102R-0009-0000

BUILDING CHARACTERISTICS

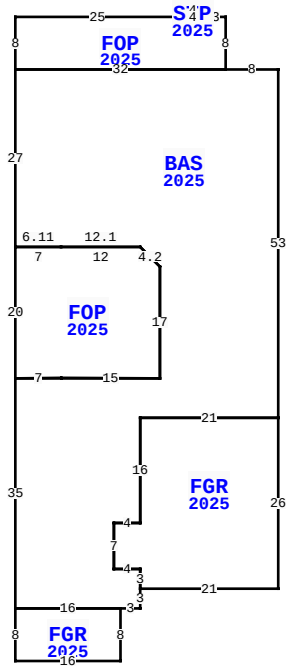
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2025	2,208	465,756
FGR	128	55	2025	70	14,766
FGR	574	55	2025	316	66,657
FOP	256	30	2025	77	16,242
FOP	436	30	2025	131	27,633
STP	4	10	2025	0	0
TOTALS	3,606			2,802	591,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,802	127.0704	210.94	591,054	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2208 HX Base Yr 2025



1772 CAMELLIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		591,054
TOTAL MARKET OB/XF VALUE		57,852
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		898,906
SOH/AGL Deduction		0
ASSESSED VALUE		898,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		847,495
TOTAL JUST VALUE		898,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		889,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230714			06/25/2024
2024-0280	POOL ENCL	6,375	06/25/2024
2024-0077	9X9 SPA	48,000	02/27/2024
2023-0714	SFR	435,519	01/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1528	2/22/2023	WD	Q	V	02	259,000
GRANTOR: DUKE DIANE W REVOCABL						
GRANTEE: FOWLER GORDON E & D						
2620/0030	1/31/2023	TD	U	V	11	100
GRANTOR: DWD INHERITANCE IRREV						
GRANTEE: DUKE DIANE W REVOCA						

BUILDING NOTES

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
2	0912	SCRN RM G	0	100	20	7	140.00	SF	21.00	21.00	100	2025	2024		97	2,852	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-23,3] W8 W32 S27 E6.11 E12.1 D3R3 S17
U0.1L15 D0.1L7 S35 E16 E3 N3 N3 W4 N7 E4 N16 E21 N53 $
FGR=[YR=2025;ORIG=-44,56] E21 S26 W21 N3 W4 N7 E4 N16 $
FOP=[YR=2025;ORIG=-63,30] E7 E12 D3R3 S17 W15 W7 N20 $
FOP=[YR=2025;ORIG=-63,-5] E25 E4 E3 S8 W32 N8 $
FGR=[YR=2025;ORIG=-63,85] E16 S8 W16 N8 $
STP=[YR=2025;ORIG=-38,-6] E4 S1 W4 N1 $
.

LAND DESCRIPTION

TOTAL OB/XF 57,852

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		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 08/14/2024 BY HS Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS