BLOCK 1 LOT 7
HIGHLAND HEIGHTS SUB 1 PB 3/43

BRUDER MARK WARREN & KATHERINE MARIE L/E/
810 AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1380-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

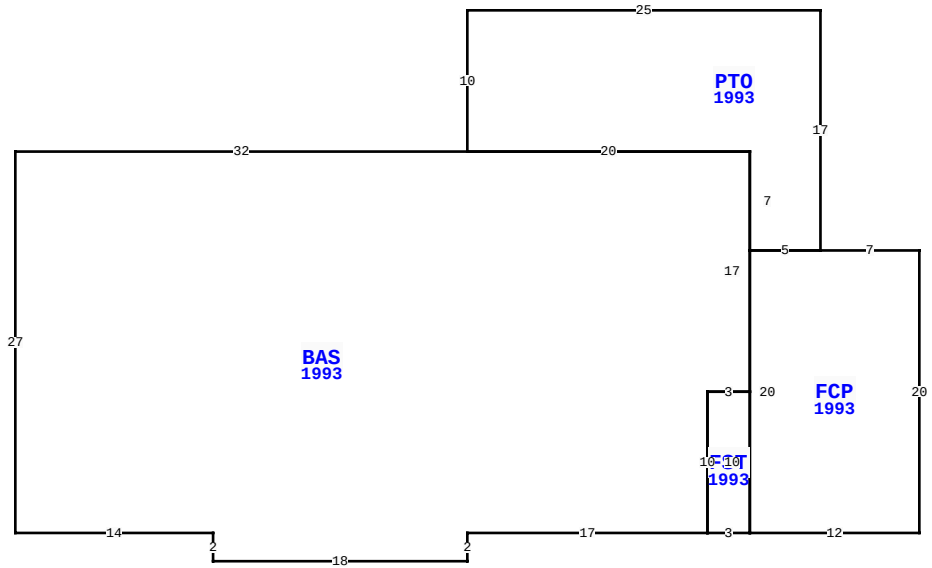
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,410	100	1993	1,410	228,335
FCP	240	25	1993	60	9,716
FST	30	55	1993	16	2,591
PTO	285	5	1993	14	2,267
TOTALS	1,965			1,500	242,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,500	125.9496	175.07	262,605	1974	2010	0	0	0	7.50	92.50

2 SNGL FAM 100% - 2023 Heated Area: 1410 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

810 AMELIA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,910
TOTAL MARKET OB/XF VALUE		1,008
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		498,918
SOH/AGL Deduction		60,853
ASSESSED VALUE		438,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		386,654
TOTAL JUST VALUE		498,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1801	10/04/2023	LE	U	I	11	100
GRANTOR: BRUDER MARK WARREN &						
GRANTEE: BRUDER ELLIE MARIE						
2564/1541	5/16/2022	WD	Q	I	01	560,000
GRANTOR: GIBSON KATHRYN MARY H						
GRANTEE: BRUDER MARK WARREN						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W7 PTO=[YR=1993] N17 W25S10 BAS=[YR=1993] W32S27E14S2E18N2E17 FST=[YR=1993] E3N10W3S10$N10E3N17W20 $E20S7E5$W5S20 E12N20$.

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
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1982	1982	3	20	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,008

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	0006	R-1	94.00	120.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS