BLOCK 1 LOT 8
IN OR 1958/1013
HIGHLAND HEIGHTS SUB 1 PB 3/43

WALDRON PETER D &/BUTLER DEIRDRE
812 AMELIA DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1380-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

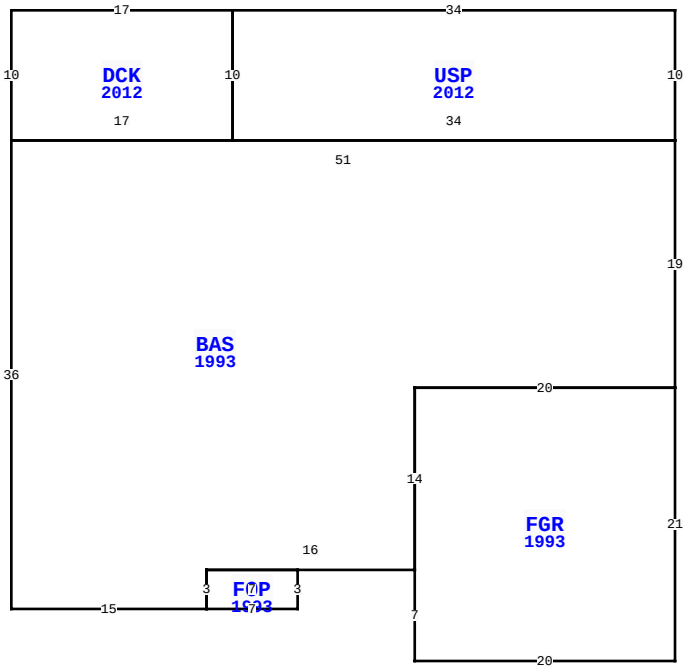
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1993	1,448	148,813
DCK	170	10	2012	17	1,747
FGR	420	55	1993	231	23,740
FOP	21	30	1993	6	617
USP	340	30	2012	102	10,483
TOTALS	2,399			1,804	185,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	120.1000	126.10	227,484	1988	1988	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2016 Heated Area: 1448 HX Base Yr 2016



812 AMELIA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,399
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		442,499
SOH/AGL Deduction		230,876
ASSESSED VALUE		211,623
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,212
TOTAL JUST VALUE		442,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033632	DOOR & ROTTEN WOO	2,000	08/06/2003
4878	NEW CONSTR	51,700	06/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1958/1013	9/02/2014	SW	Q	I	01	169,600
GRANTOR: AUBURN JAMES H JR & A						
GRANTEE: WALDRON PETER D & D						
0836/0113	6/03/1998	WD	Q	I		115,900
GRANTOR: ROBERTS DONALD W JR &						
GRANTEE: AUBURN JAMES H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W34 DCK=[YR=2012] W17 S10 BAS=[YR=1993] S36 E15 FOP=[YR=1993] E7N3 W7 S3 $ N3 E16 FGR=[YR=1993] S7 E20 N21 W20 S14 $ N14 E20 N19 W51$ E17 N10$ S10 E34 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	85.00	142.00	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