BLOCK 1 LOT 9
HIGHLAND HEIGHTS SUB # 1
PB 3/43

WHITE GAIL T
814 AMELIA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1380-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

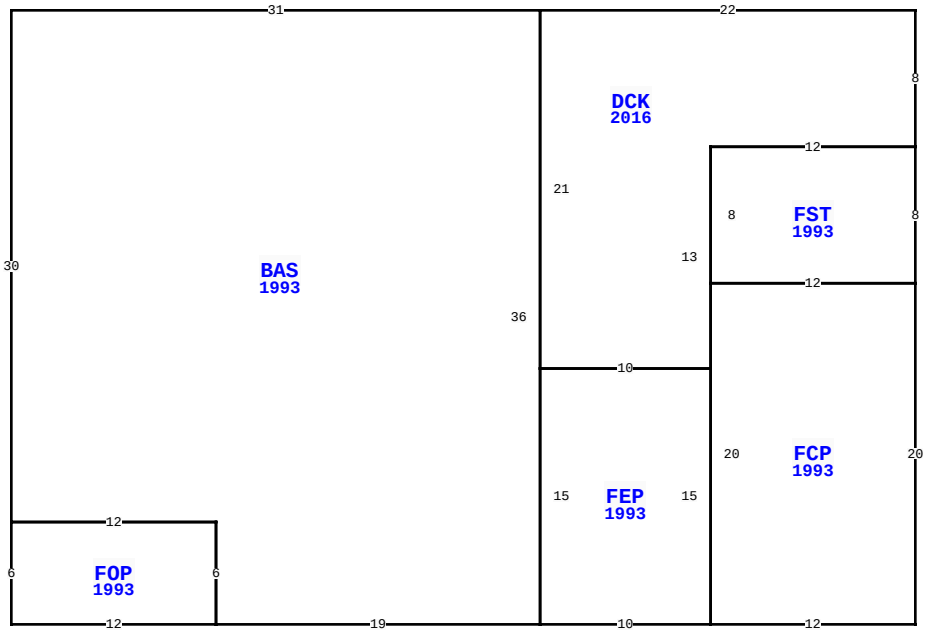
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1993	1,044	89,529
DCK	306	10	2016	31	2,659
FCP	240	25	1993	60	5,146
FEP	150	80	1993	120	10,291
FOP	72	30	1993	22	1,887
FST	96	55	1993	53	4,545
TOTALS	1,908			1,330	114,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,330	115.4400	121.21	161,209	1957	1970	0	0	0	29.25	70.75

1 SINGLE FAM 100% - 0 Heated Area: 1044 HX Base Yr



814 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		114,055
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		369,055
SOH/AGL Deduction		291,534
ASSESSED VALUE		77,521
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,110
TOTAL JUST VALUE		369,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163496	DECK	6,138	12/20/2016
983151	REPAIR/RRF	2,800	02/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0079/0355	12/05/1967	MS	U	I	11	100
GRANTOR: VETERANS AFFAIRS						
GRANTEE: WHITE JAMES J & GAI						
0076/0050	1/01/1967	TA	U	I		9,673
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2016] W22 BAS=[YR=1993] W31 S30 FOP=[YR=1993] S6 E12N6W12$ E12 S6 E19 FEP=[YR=1993] E10 FCP=[YR=1993] E12 N20 FST=[YR=1993] N8 W12S8E12$ W12 S20$ N15 W10S15$ N36$ S21 E10 N13 E12 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	160.00	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