**BLOCK 2 LOT 1**
HIGHLAND HEIGHTS SUB # 1
PB 3/43

**FREENEY MICHAEL**
709 AMELIA DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1380-0002-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

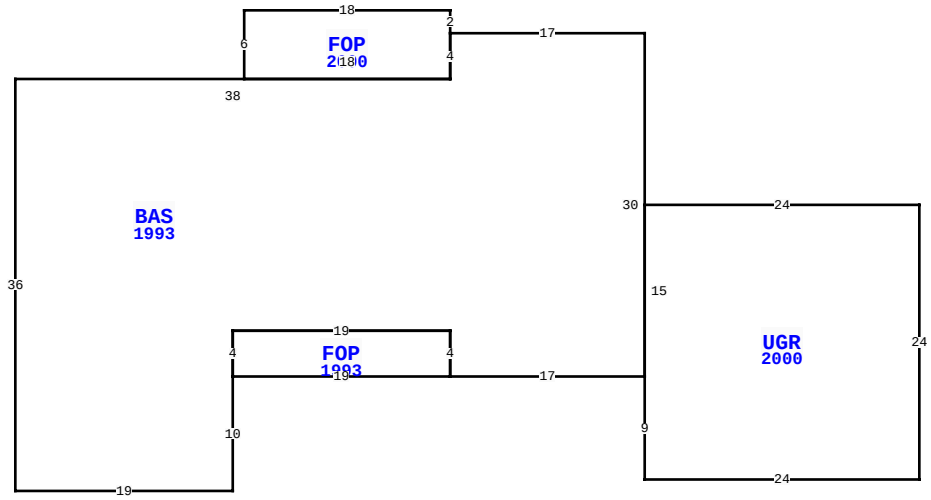
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,612 | 100 | 1993 | 1,612 | 141,179 |
| FOP | 76 | 30 | 1993 | 23 | 2,014 |
| FOP | 108 | 30 | 2000 | 32 | 2,803 |
| UGR | 576 | 45 | 2000 | 259 | 22,683 |
| TOTALS | 2,372 | | | 1,926 | 168,679 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,926 | 115.0520 | 120.80 | 232,661 | 1958 | 1970 | 0 | 0 | 0 | 27.50 | 72.50 |

1 SINGLE FAM 100% - 2026 Heated Area: 1612 HX Base Yr 2026




709 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 | | 168,679 |
| TOTAL MARKET OB/XF VALUE | | 1,184 |
| TOTAL LAND VALUE - MARKET | | 255,000 |
| TOTAL MARKET VALUE | | 424,863 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 424,863 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 373,452 |
| TOTAL JUST VALUE | | 424,863 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 393,548 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19990765 | GARAGE | 9,500 | 06/30/1999 |
| 19990424 | REPAIR/RRF | 9,000 | 05/13/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2817/583 | 9/15/2025 | WD | Q | I | 01 | 445,000 |
| GRANTOR: BERTEAU SHERIAN W | | | | | | |
| GRANTEE: FREENEY MICHAEL | | | | | | |
| 2777/1997 | 3/28/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: WILSHER LORREE P EST | | | | | | |
| GRANTEE: BERTEAU SHERIAN W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=2000] N2 W18 S6 E18 N4 $ S4 W38 S36 E19 N10 FOP=[YR=1993] E19 N4 W19 S4 $ N4 E19 S4 E17 UGR=[YR=2000] S9 E24 N24 W24 S15 $ N30 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1962 | 1962 | 3 | 22 | 440 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 6 | 48.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 288 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 12 | 19 | 228.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 456 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,184

| 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 | 107.00 | 108.00 | 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