

BLOCK 2 LOT 4
IN OR 2012/1245
HIGHLAND HEIGHTS SUB 1 PB 3/43

TARTOF AARON D
803 AMELIA DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1380-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	26	AL SIDING 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 80
Interior Floor	07	CORK/VTILE 20
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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,892	114.3660	120.08	227,191	1956	1990	0	0	24.48	75.52

1 SINGLE FAM

100% - 2021

Heated Area: 1583

HX Base Yr 2021

Floor plan diagram showing various rooms and their market adjustments. Rooms include FSP 2007, STR 2007, FOP 2007, FST 1993, BAS 1993, and STR 2007. Dimensions are provided for each room and the overall lot.

BLD DATE	03/25/2015	KK	LGL DATE	05/06/2026	ML
YE DATE			LAND DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		171,575	
TOTAL MARKET OB/XF VALUE		1,056	
TOTAL LAND VALUE - MARKET		255,000	
TOTAL MARKET VALUE		427,631	
SOH/AGL Deduction		138,080	
ASSESSED VALUE		289,551	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		238,140	
TOTAL JUST VALUE		427,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,202	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,583	100	1993	1,583	143,554
FOP	125	30	1993	38	3,446
FOP	42	30	2007	13	1,179
FSP	64	40	2007	26	2,358
FSP	384	40	2007	154	13,965
FST	65	55	1993	36	3,265
FST	65	55	1993	36	3,265
STR	15	10	2007	2	181
STR	15	10	2007	2	181
STR	21	10	2007	2	181
TOTALS	2,379			1,892	171,575

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0	100	16	10			33.00	100	2004

803 AMELIA DR, FERNANDINA BEACH					INC DATE				AG DATE		03/06/2015	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
160.00	SF	33.00	33.00	100	2004	2004	3	20	1,056			
								</				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2012/1245	11/03/2015	WD	U	I	30
GRANTOR: TARTOF DANA T					SALE PRICE
GRANTEE: TARTOF AARON D					211,000
1522/0869	8/30/2007	WD	Q	I	
GRANTOR: PREW MARTHA SUE					220,000
GRANTEE: TARTOF DANA T					

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2007] W27 STR=[YR=2007] W7 S3 E7 N3\$ S15 BAS=[YR=1993] S3 W10 N12 W6 FSP=[YR=2007] N8 W8 S8 E8\$ W14 S12 E6 S24 E23 FOP=[YR=1993] S5 STR=[YR=2007] S3 E5 N3 W5\$ E20 STR=[YR=2007] S3 E5 N3 W5\$ E5 N5 W25\$ E25 S5 E9 N19 FST=[YR=1993] N5 FST=[YR=1993] N5 W6 FOP=[YR=2007] N6 W7 S6 E7\$ W7 S5 E13 \$ W13 S5 E13\$ W13 N13 W20\$ E20 N3 E7 N12\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-1	85.00	110.00	1.00	LT	1.00