BLOCK 2 LOT 5
IN OR 832/470
HIGHLAND HEIGHTS SUB #1

MCGEE JAMES L & KAREN P
805 AMELIA DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1380-0002-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

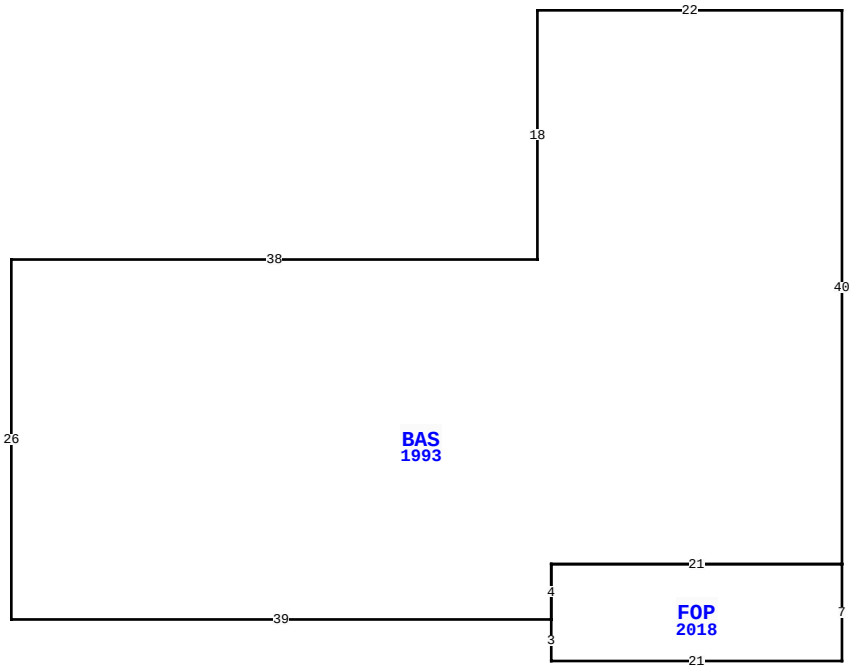
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Floo | 05 | ASPH TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,872 | 100 | 1993 | 1,872 | 154,580 |
| FOP | 147 | 30 | 2018 | 44 | 3,633 |
| TOTALS | 2,019 | | | 1,916 | 158,214 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,916 | 104.8600 | 110.10 | 210,952 | 1956 | 1975 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1872 HX Base Yr 1999




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

805 AMELIA DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 158,214 |
| TOTAL MARKET OB/XF VALUE | | 1,944 |
| TOTAL LAND VALUE - MARKET | | 255,000 |
| TOTAL MARKET VALUE | | 415,158 |
| SOH/AGL Deduction | | 299,871 |
| ASSESSED VALUE | | 115,287 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 63,876 |
| TOTAL JUST VALUE | | 415,158 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 380,154 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0832/0470 | 5/01/1998 | WD | Q | I | | 80,900 |
| GRANTOR: DEONAS NICK D & HELEN | | | | | | |
| GRANTEE: MCGEE JAMES L & KAR | | | | | | |
| 0698/0115 | 2/09/1994 | WD | Q | I | | 55,900 |
| GRANTOR: NEIDHARDT FREDERICK & | | | | | | |
| GRANTEE: DEONAS NICK & HELEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W22 S18 W38 S26 E39 FOP=[YR=2018] S3 E21 N7 W21 S4$ N4 E21 N40$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 96.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 576 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 684.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 1,368 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,944

| 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 | 110.00 | 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