BLOCK 2 LOT 7
HIGHLAND HEIGHTS SUB 1
PB 3/43

ESTIS KIMBERLY
809 AMELIA DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1380-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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

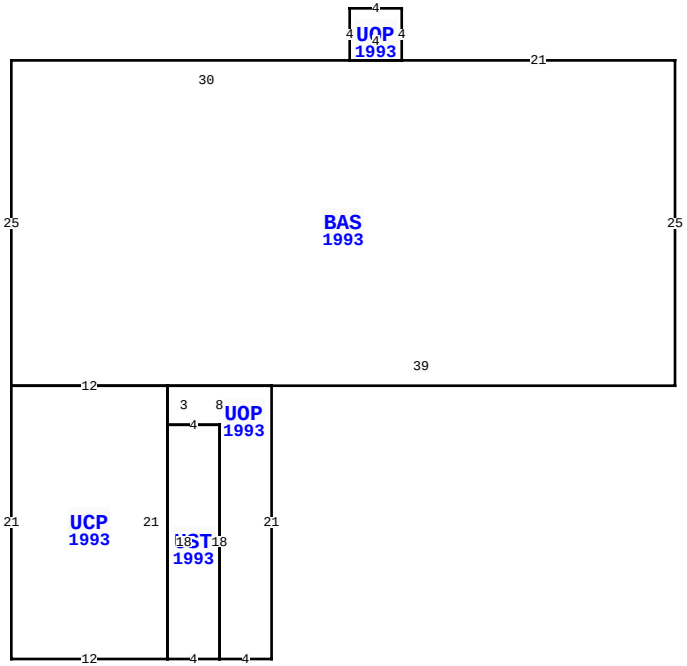
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1993	1,275	109,739
UCP	252	20	1993	50	4,304
UOP	16	20	1993	3	259
UOP	96	20	1993	19	1,635
UST	72	45	1993	32	2,754
TOTALS	1,711			1,379	118,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,379	110.0320	115.53	159,316	1957	1975	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 2026 Heated Area: 1275 HX Base Yr 2026



809 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		118,690
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		374,266
SOH/AGL Deduction		0
ASSESSED VALUE		374,266
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		317,855
TOTAL JUST VALUE		374,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5036	REPAIR/RRF	3,300	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2802/1587	7/25/2025	FJ	U	I	11	0
GRANTOR: KILCREASE MARY EST						
GRANTEE: ESTIS KIMBERLY						
1914/0844	4/25/2014	WD	Q	I	02	135,000
GRANTOR: STERNS TERESA W						
GRANTEE: KILCREASE MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N4 W4 S4E4 $ W30 S25
UCP=[YR=1993] S21 E12 UST=[YR=1993] E4 N18 W4S18$ N21W12$ E12
UOP=[YR=1993] S3 E4 S18 E4 N21 W8 $ E39 N25$.

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	75.00	101.00	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