LOT 3
HIGHLAND HILLS PB 6/231

NORWOOD STEPHN G & BRENNA K
1523 AMELIA CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1383-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

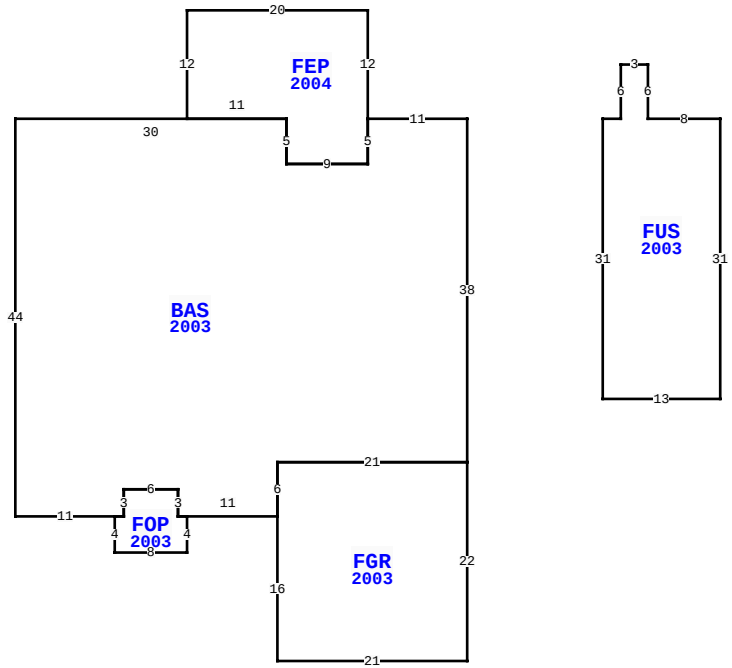
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	2,011	100	2003	2,011	291,382
FEP	285	80	2004	228	33,036
FGR	462	55	2003	254	36,803
FOP	50	30	2003	15	2,173
FUS	421	100	2003	421	61,000
TOTALS	3,229			2,929	424,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,929	109.3220	151.96	445,091	2003	2015	0	0	0	4.65	95.35

1 SNGL FAM 100% - 2023 Heated Area: 2432 HX Base Yr 2023



1523 AMELIA CIR, FERNANDINA BEACH

BLD DATE	10/06/2014 KK	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		424,394
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		682,369
SOH/AGL Deduction		19,559
ASSESSED VALUE		662,810
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		611,399
TOTAL JUST VALUE		682,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141762	175'VFNC	0	08/11/2014
20042067	ELEC OTHER	1,000	11/03/2004
20041478	XFOB	15,000	08/17/2004
021267	NEW CONSTR	194,045	07/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0713	1/27/2022	WD	Q	I	01	663,500
GRANTOR: VANPUYMBROUCK EMILY N						
GRANTEE: NORWOOD STEPHN G &						
2197/0209	5/16/2018	WD	Q	I	01	375,000
GRANTOR: HART MICHAEL & GLORIA						
GRANTEE: VANPUYMBROUCK EMILY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 FEP=[YR=2004] N12 W20 S12 E11 S5 E9 N5$ S5 W9 N5 W30 S44 E11FOP=[YR=2003] S4 E8 N4 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11 FGR=[YR=2003] S16 E21 N22W21 S6 $ N6 E21 N38 $ PTR= E15FUS=[YR=2003] E2 N6 E3 S6 E8 S31 W13 N31$ W15$.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R-1	0.00	0.00	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