LOT 4
HIGHLAND HILLS PB 6/231

SZAROWICZ DENNIS M & VIRGINIA R
1521 AMELIA CR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1383-0004-0000

BUILDING CHARACTERISTICS

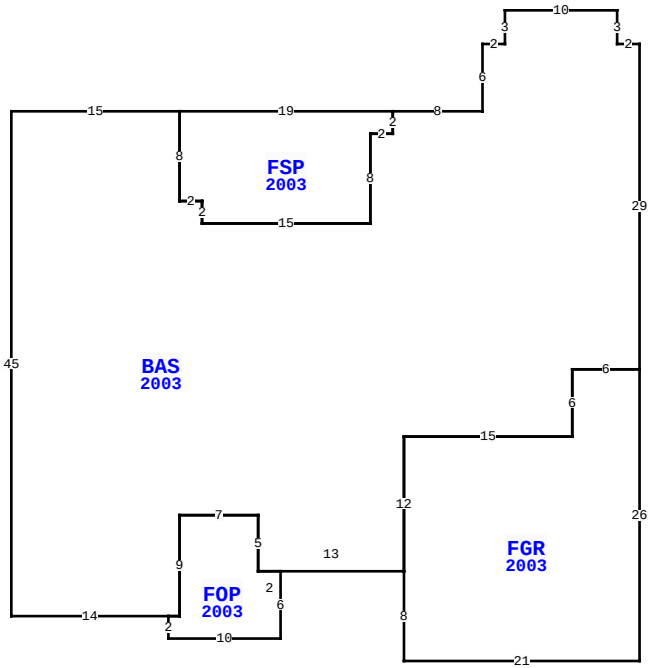
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,977	100	2003	1,977	307,531
FGR	456	55	2003	251	39,044
FOP	91	30	2003	27	4,200
FSP	170	40	2003	68	10,578
TOTALS	2,694			2,323	361,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,323	125.7438	174.78	406,014	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2016 Heated Area: 1977 HX Base Yr 2016



1521 AMELIA CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,352
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		619,327
SOH/AGL Deduction		282,424
ASSESSED VALUE		336,903
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,492
TOTAL JUST VALUE		619,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033574	XFOB	4,000	07/29/2003
20021266	NEW CONSTR	166,795	07/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/0353	5/21/2026	WD	Q	I	01	750,000
GRANTOR: HAMMOND JON M L/E						
GRANTEE: SZAROWICZ DENNIS M						
2289/1686	7/12/2019	WD	U	I	11	100
GRANTOR: HAMMOND JON M & KAREN						
GRANTEE: BRASSARD EMILY & TY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 N3 W10 S3 W2 S6 W8 FSP=[YR=2003] W19 S8 E2 S2 E15 N8 E2 N2 $ S2 W2 S8 W15 N2 W2 N8 W15 S45 E14
FOP=[YR=2003] S2 E10 N6 W2 N5 W7 S9 W1 $ E1 N9 E7 S5 E13
FGR=[YR=2003] S8 E21 N26 W6 S6 W15 S12 $ N12 E15 N6 E6 N29 $
.

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	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

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	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