LOT 9
IN OR 1509/1128
HIGHLAND HILLS PB 6/231

LANG WILLIAM J & CHERYL KAY
1516 AMELIA CR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1383-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

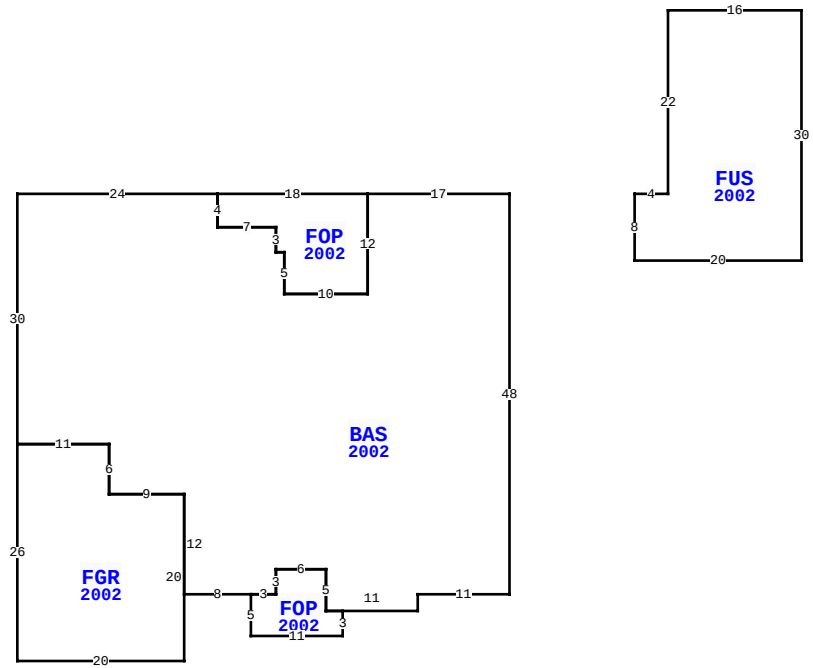
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	2,375	100	2002	2,375	318,428
FGR	466	55	2002	256	34,323
FOP	69	30	2002	21	2,816
FOP	155	30	2002	46	6,167
FUS	512	100	2002	512	68,646
TOTALS	3,577			3,210	430,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,210	108.5600	150.90	484,389	2002	2002	0	0	0	11.15	88.85

1 SNGL FAM 100% - 2008 Heated Area: 2887 HX Base Yr 2008



1516 AMELIA CIR, 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		430,380
TOTAL MARKET OB/XF VALUE		4,743
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		690,123
SOH/AGL Deduction		401,353
ASSESSED VALUE		288,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,359
TOTAL JUST VALUE		690,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011127	NEW CONSTR	203,554	05/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1128	7/02/2007	WD	Q	I		455,000
GRANTOR: TUCKER EDGAR R & SHEI						
GRANTEE: LANG WILLIAM J & CH						
1051/1330	4/24/2002	WD	Q	I		259,100
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: TUCKER EDGAR R & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 FOP=[YR=2002] W18 S4 E7 S3 E1 S5 E10 N12 $ S12 W10 N5 W1 N3 W7 N4 W24 S30 FGR=[YR=2002] S26 E20 N20 W9 N6 W11 $ E11 S6 E9 S12 E8 FOP=[YR=2002] S5 E11 N3 W2 N5 W6 S3 W3 $ E3 N3 E6 S5 E11 N2 E11 N48 $ PTR= E15 FUS=[YR=2002] E4 N22 E16 S30 W20 N8 $ W15 $.

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	2002	2002	3	84	2,940	
4	1241	WD DECK G	0	100	14	20	280.00	UT	23.00	23.00	100	2002	2002	3	28	1,803	

LAND DESCRIPTION

TOTAL OB/XF 4,743

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