LOT 14
HIGHLAND HILLS PB 6/231

PETERSON GREGORY W & CARLA L
1526 AMELIA CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1383-0014-0000

BUILDING CHARACTERISTICS

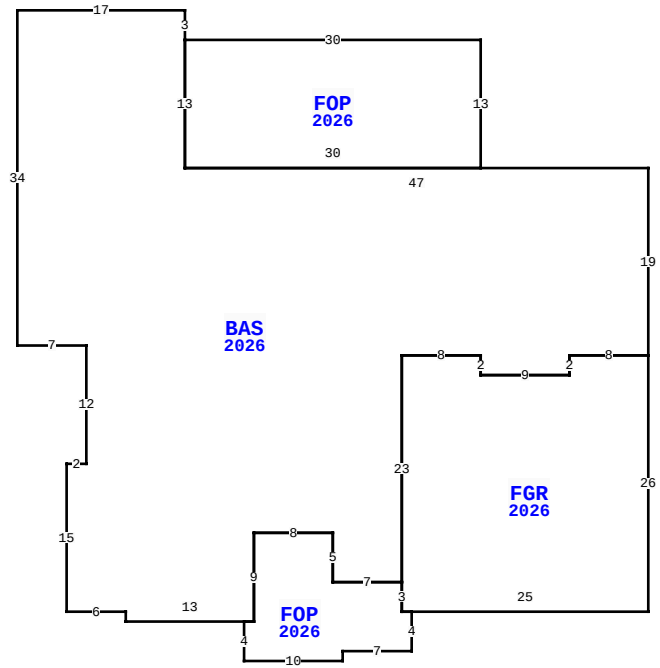
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	05	Quality Level 05
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	2,289	100	2026	2,289	447,408
FGR	632	55	2026	348	68,020
FOP	162	30	2026	49	9,578
FOP	390	30	2026	117	22,869
TOTALS	3,473			2,803	547,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,803	117.7440	195.46	547,874	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2289 HX Base Yr 2026



1526 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		547,874
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		852,874
SOH/AGL Deduction		0
ASSESSED VALUE		852,874
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		801,463
TOTAL JUST VALUE		852,874
NCON VALUE		597,874
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0747	SFR 3484 TOTAL		12/17/2025
2025-0986	14X28 POOL	112,175	03/28/2025
2024-0747	NEW SFR	851,400	02/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/303	1/16/2024	WD	Q	V	01	235,000
GRANTOR: DOUGLAS ALISON B						
GRANTEE: PETERSON GREGORY W						
2666/920	9/12/2023	QC	U	V	11	100
GRANTOR: DOUGLAS JEFFREY R & A						
GRANTEE: DOUGLAS ALISON B						

BUILDING NOTES

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,30] N19 W47 N13 N3 W17 S34 E7 S12 W2 S15 E6 S1 E13 N9 E8 S5 E7 N23 E8 S2 E9 N2 E8 $
FOP=[YR=2026;ORIG=33,11] E30 N13 W30 S13 $
FGR=[YR=2026;ORIG=80,30] S26 W25 N3 N23 E8 S2 E9 N2 E8 $
FOP=[YR=2026;ORIG=39,57] S4 E10 N1 E7 N4 W1 N3 W7 N5 W8 S9 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 01/21/2026 BY HS Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS