LOT 3
HIGHLAND OAKS PB 5/131

ROGERS GERALD S & CYNTHIA S
801 AMELIA CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1385-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

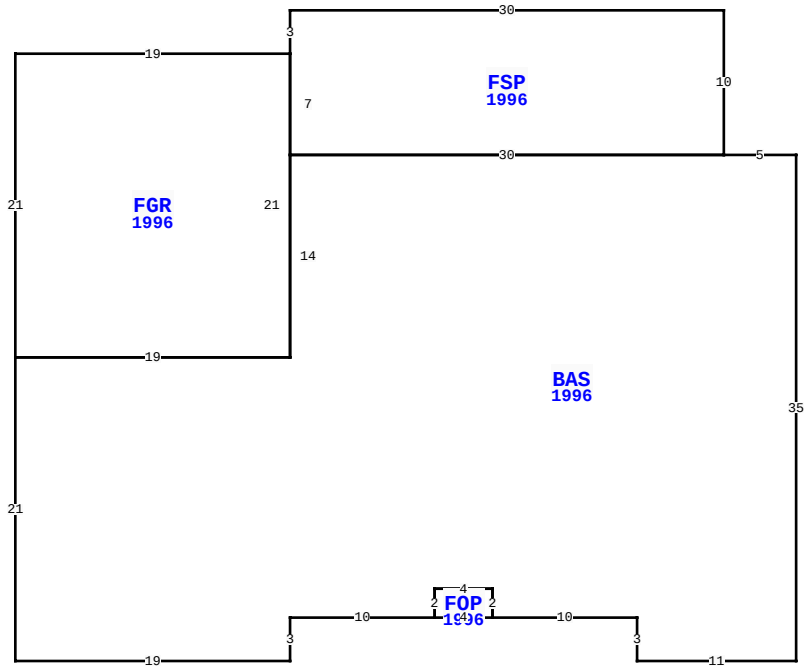
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1996	1,544	153,343
FGR	399	55	1996	219	21,750
FOP	8	30	1996	2	199
FSP	300	40	1996	120	11,918
TOTALS	2,251			1,885	187,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	110.3000	115.82	218,321	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 0% - 2025 Heated Area: 1544 HX Base Yr



801 AMELIA CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,210
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	487,210
SOH/AGL Deduction	0
ASSESSED VALUE	487,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,210
TOTAL JUST VALUE	487,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0471	NEW PAINT - INTER	75,000	09/16/2024
B969973	NEW CONSTR	72,512	08/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/1186	7/19/2024	WD	Q	I	02	500,000
GRANTOR: WILLIS SUZI						
GRANTEE: ROGERS GERALD S & C						
2726/190	7/17/2024	FJ	U	I	11	0
GRANTOR: WILLIS HUBERT D EST						
GRANTEE: WILLIS SUZI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W5 FSP=[YR=1996] N10 W30 S3 FGR=[YR=1996] W19 S21 E19 N21 $ S7 E30 $ W30 S14 W19 S21 E19 N3 E10 FOP=[YR=1996] E4 N2 W4 S2 $ N2 E4 S2 E10 S3 E11 N35 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	R-1	112.00	119.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS