LOT 5
IN OR 2124/537
HIGHLAND OAKS PB 5/131

FIRSTER BRUCE EDWARD
718 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1385-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

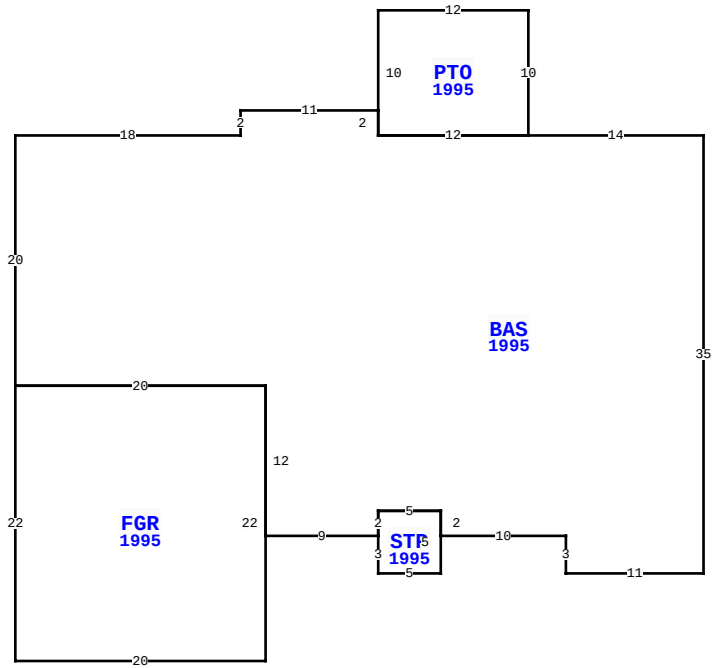
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1995	1,565	152,272
FGR	440	55	1995	242	23,546
PTO	120	5	1995	6	583
STP	25	10	1995	2	194
TOTALS	2,150			1,815	176,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	108.8000	114.24	207,346	1995	1995	0	0	0	14.83	85.17

1 SINGLE FAM 100% - 2018 Heated Area: 1565 HX Base Yr 2018



718 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		176,597
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		434,187
SOH/AGL Deduction		254,068
ASSESSED VALUE		180,119
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,708
TOTAL JUST VALUE		434,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8802	NEW CONSTR	46,000	01/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0537	6/01/2017	WD	Q	I	01	284,000
GRANTOR: GILLETTE ASA R III &						
GRANTEE: FIRSTER BRUCE EDWAR						
1286/1481	1/10/2005	WD	U	I	21	220,000
GRANTOR: FARIS JANET ELAINE						
GRANTEE: GILLETTE ASA R III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 PTO=[YR=1995] N10 W12 S10 E12 $ W12 N2 W11 S2 W18 S20 FGR=[YR=1995] S22 E20 N22 W20 $ E20 S12 E9 STP=[YR=1995] S3 E5 N5 W5 S2 $ N2 E5 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	0006	R-1	75.00	107.00	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