LOT 8
IN OR 1744/699
HIGHLAND OAKS PB 5/131

HERITAGE BRETT W
712 AMELIA CR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1385-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

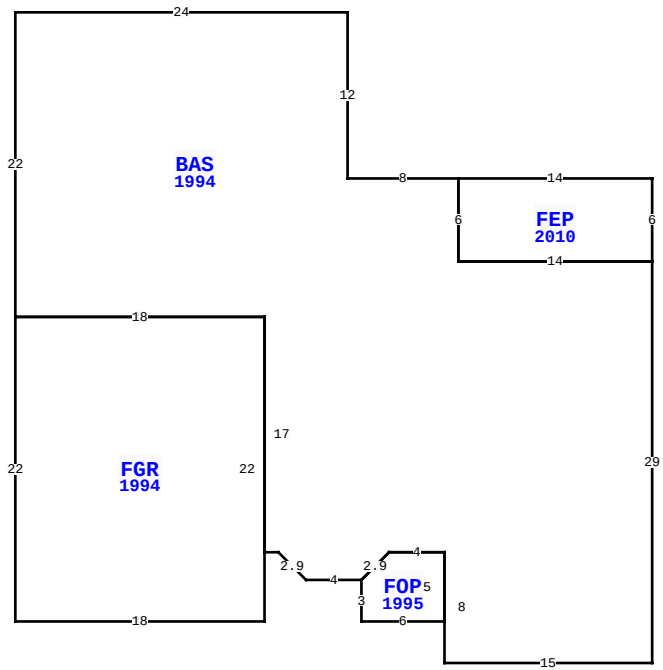
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,272	100	1994	1,272	31,332
FEP	84	80	2010	67	1,650
FGR	396	55	1994	218	5,370
FOP	28	30	1995	8	197
TOTALS	1,780			1,565	38,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,565	117.3000	123.16	192,745	1994	1994	0	0	80	14.83	20.00

1 SINGLE FAM 100% - 2013 Heated Area: 1272 HX Base Yr 2013



712 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		38,549
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		296,069
SOH/AGL Deduction		178,886
ASSESSED VALUE		117,183
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,772
TOTAL JUST VALUE		296,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0059	REPAIR WHERE FIRE	299,242	03/02/2026
20120610	H/AC	2,500	04/10/2012
20111129	CHANGE SIDING	1,780	07/11/2011
8040	NEW CONSTR	47,250	12/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1744/0699	6/23/2011	WD	Q	I	01	160,000
GRANTOR: MCSWEENEY GERALD B						
GRANTEE: HERITAGE BRETT W						
0746/1661	12/20/1995	WD	Q	I		88,000
GRANTOR: SPRINGER ROBERT H & R						
GRANTEE: MCSWEENEY GERALD B						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2010] W14 BAS=[YR=1994] W8 N12 W24 S22 FGR=[YR=1994] S22 E18 N22 W18 $ E18 S17 E1 D2 R2 E4 FOP=[YR=1995] S3 E6N5 W4 D2 L2 $ U2 R2 E4 S8 E15 N29 W14 N6 $ S6 E14 N6 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	106.00	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