LOT 9
IN OR 664 PG 445
HIGHLAND OAKS PB 5/131

JORDAN BARBE J
710 AMELIA CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1385-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

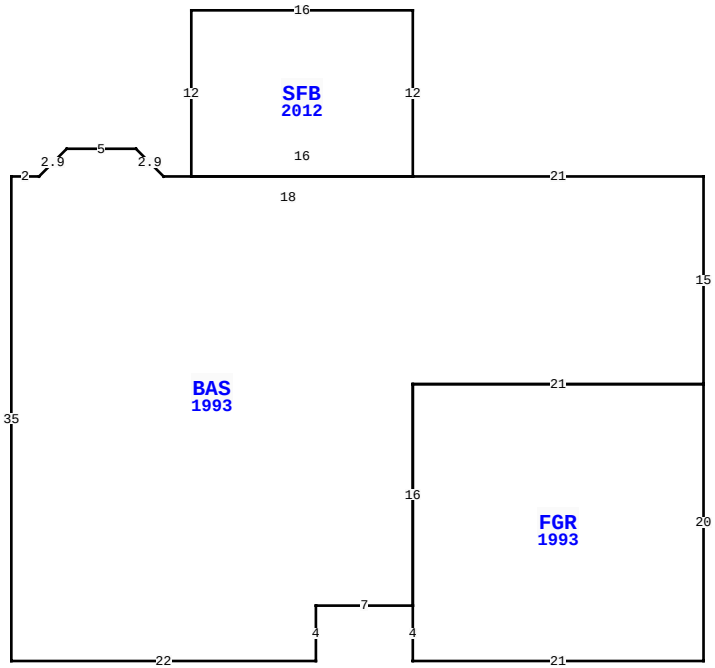
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1993	1,316	127,611
FGR	420	55	1993	231	22,400
SFB	192	80	2012	154	14,933
TOTALS	1,928			1,701	164,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	110.6000	116.13	197,537	1988	1988	0	0	0	16.50	83.50

1 SINGLE FAM 100% - 0 Heated Area: 1470 HX Base Yr 1992



710 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		164,943
TOTAL MARKET OB/XF VALUE		1,608
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		421,551
SOH/AGL Deduction		294,742
ASSESSED VALUE		126,809
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		25,398
TOTAL JUST VALUE		421,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121413	RE-ROOF	6,600	07/16/2012
972432	SHED & ENCLOSURE?	2,000	12/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0664/0445	7/31/1992	WD	Q	I		75,000
GRANTOR: ISBELL WM & NELLIE						
GRANTEE: JORDAN JAMES & BARB						
0570/0015	5/15/1989	WD	Q	I		70,000
GRANTOR: M FIELDING DESIGN						
GRANTEE: ISBELL WM E & NELLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 SFB=[YR=2012] N12 W16 S12 E16$ W18 U2 L2 W5 D2 L2 W2 S35 E22 N4 E7 FGR=[YR=1993] S4 E21 N20 W21 S16 $N16 E21 N15 $.

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	1242	WD DECK A	0	100	0	0	72.00	SF	10.00	10.00	100	1988	1988	3	20	144	
4	1242	WD DECK A	0	100	21	12	252.00	SF	10.00	10.00	100	1995	1995	3	20	504	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1997	1997	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 1,608

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