LOT 12
IN OR 909/87
HIGHLAND OAKS PB 5/131

CORCUERA LUIS A
721 AMELIA CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1385-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

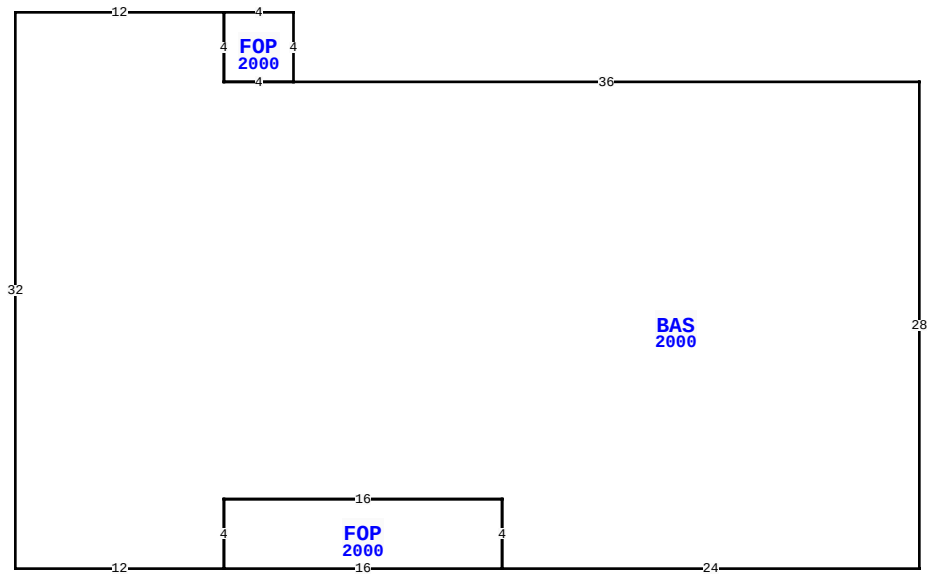
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,440	100	2000	1,440	146,742
FOP	16	30	2000	5	510
FOP	64	30	2000	19	1,936
TOTALS	1,520			1,464	149,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	110.6000	116.13	170,014	2000	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2001 Heated Area: 1440 HX Base Yr 2001



721 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		149,187
TOTAL MARKET OB/XF VALUE		21
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		449,208
SOH/AGL Deduction		303,465
ASSESSED VALUE		145,743
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		89,332
TOTAL JUST VALUE		449,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002235	NEW CONSTR	92,916	02/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0909/0087	11/23/1999	WD	Q	V		27,400

GRANTOR: M FIELDING DESIGN INC
GRANTEE: CORCUERA LUIS A & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 FOP=[YR=2000] N4 W4 S4 E4 $ W4 N4 W12 S32 E12 FOP=[YR=2000] E16 N4 W16 S4 $ N4 E16 S4 E24 N28 $.

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	1243	WD DECK F	0	100	4	4	16.00	SF	4.00	4.00	100	2000	2000	3	20	13	
2	1243	WD DECK F	0	100	2	5	10.00	SF	4.00	4.00	100	2000	2000	3	20	8	

LAND DESCRIPTION

TOTAL OB/XF 21

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	100.00	112.00	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