LOT 19
HIGHLAND OAKS PB 5/131

POWERS STEVEN V/LONG KATHRYN
607 AMEILA CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1385-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

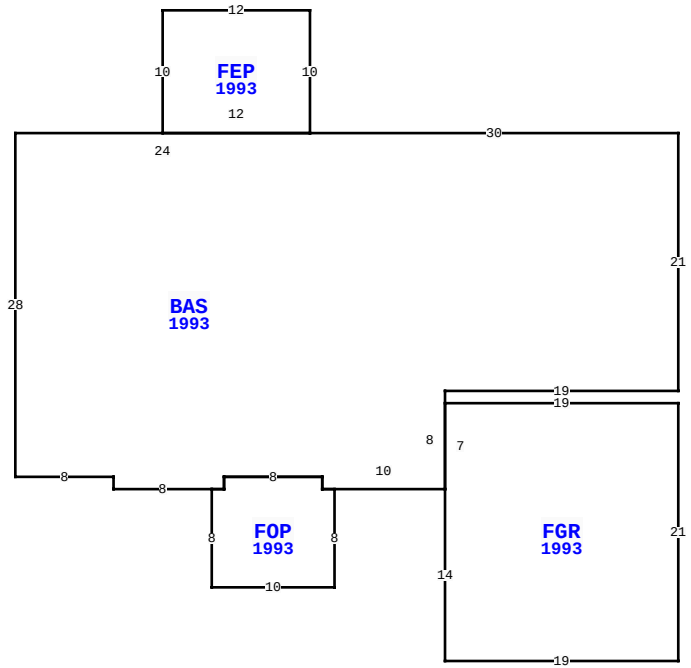
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,398	100	1993	1,398	147,872
FEP	120	80	1993	96	10,154
FGR	399	55	1993	219	23,164
FOP	88	30	1993	26	2,750
TOTALS	2,005			1,739	183,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	114.8000	120.54	209,619	1990	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2021 Heated Area: 1398 HX Base Yr 2021



607 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		183,941
TOTAL MARKET OB/XF VALUE		2,472
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		441,413
SOH/AGL Deduction		141,985
ASSESSED VALUE		299,428
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,017
TOTAL JUST VALUE		441,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080128	REPAIR/RRF	6,500	01/29/2008
20032850	REPAIR/RRF	2,000	04/07/2003
5666	NEW CONSTR	64,530	10/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2336/0508	1/30/2020	WD	Q	I	02	325,000
GRANTOR: CHILDRES CECILE J REV						
GRANTEE: POWERS STEVEN V & K						
2123/1940	5/25/2017	WD	U	I	11	100
GRANTOR: CHILDERS CECILE J						
GRANTEE: CHILDERS CECILE J L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FEP=[YR=1993] N10 W12 S10 E12 $ W24 S28 E8 S1 E8 FOP=[YR=1993] S8 E10 N8 W1 N1 W8 S1 W1 $ E1 N1 E8 S1 E10 FGR=[YR=1993] S14 E19 N21 W19 S7 $ N8 E19 N21 $.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2006	2006	3	22	528	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2012	2012	3	45	1,944	

LAND DESCRIPTION

TOTAL OB/XF 2,472

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	76.00	122.00	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