LOT 20
IN OR 2157/781
HIGHLAND OAKS PB 5/131

PINCKNEY CHRISTOPHER D & HEATHER S
605 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1385-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

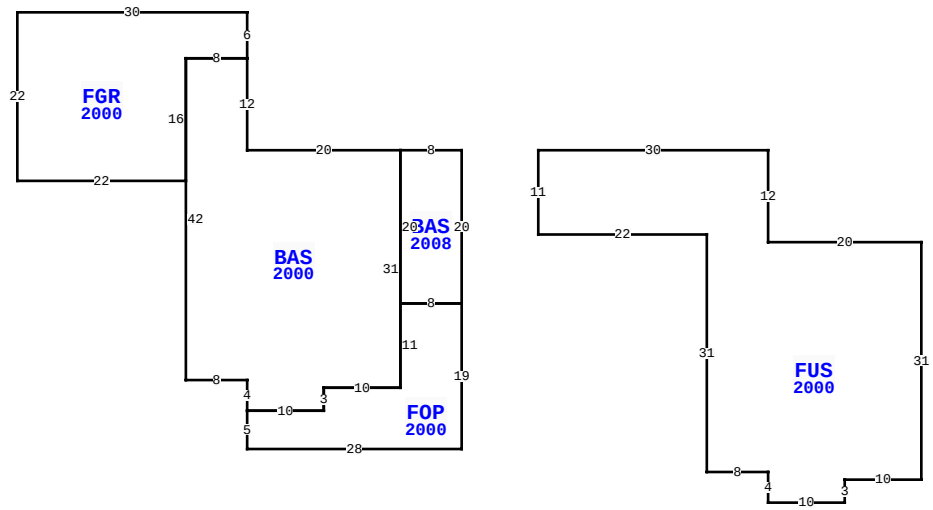
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	986	100	2000	986	134,074
BAS	160	100	2008	160	21,756
FGR	532	55	2000	293	39,841
FOP	282	30	2000	85	11,558
FUS	1,228	100	2000	1,228	166,981
TOTALS	3,188			2,752	374,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,752	111.1680	154.52	425,239	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2018 Heated Area: 2374 HX Base Yr 2018



605 AMELIA CIR, FERNANDINA BEACH

BLD DATE	03/25/2015 KK	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		374,210
TOTAL MARKET OB/XF VALUE		1,177
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		630,387
SOH/AGL Deduction		299,854
ASSESSED VALUE		330,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,122
TOTAL JUST VALUE		630,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211251	GARAGE	0	05/14/2021
20060021	REMODEL	2,400	01/04/2006
2002071	NEW CONSTR	136,956	01/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/0781	11/03/2017	WD	Q	I	01	395,000
GRANTOR: CUTAJAR DAWN M						
GRANTEE: PINCHNEY CHRISTOPHE						
1668/0454	3/18/2010	WD	U	I	12	260,000
GRANTOR: CHI SAMUEL & JILL R D						
GRANTEE: CUTAJAR DAWN M & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 BAS=[YR=2000] W20 N12 FGR=[YR=2000] N6 W30 S22 E22 N16 E8 $ W8 S42 E8 S4 FOP=[YR=2000] S5 E28 N19 W8 S11 W10 S3 W10$ E10 N3 E10 N31$ S20 E8 N20$ PTR= E10 FUS=[YR=2000] E30 S12 E20 S31 W10 S3 W10 N4 W8 N31 W22 N11 $ W10 $.

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	10	2	20.00	SF	4.00	4.00	100	2000	2000	3	20	16	
5	1242	WD DECK A	0	100	0	0	430.00	SF	10.00	10.00	100	2008	2008	3	27	1,161	

LAND DESCRIPTION

TOTAL OB/XF 1,177

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	165.00	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