E 114 FT OF W 219 FT OF NLY
136.5 FT OF S1/2 OF OUTLOT 229
IN OR 943/867

HART CATHERINE
1813 AMELIA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0229-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	06	MANSARD 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

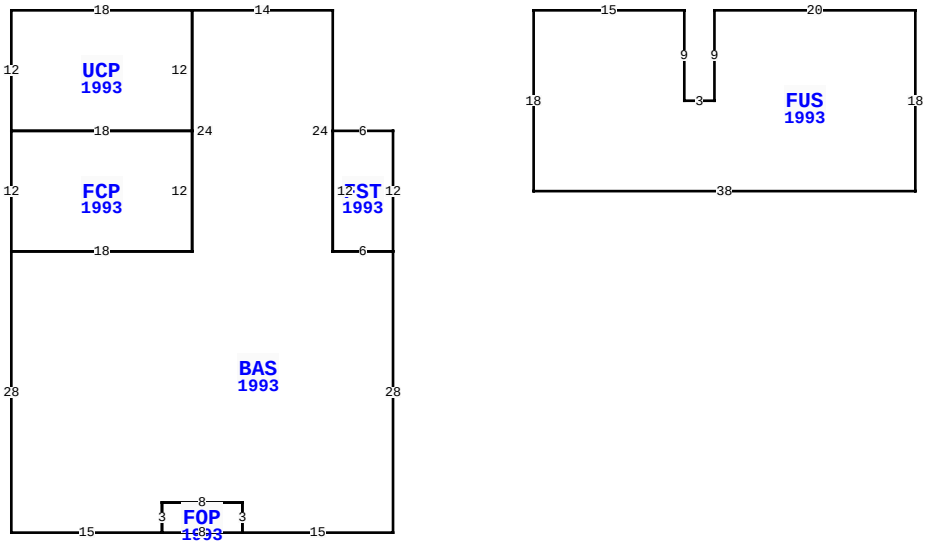
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1993	1,376	125,781
FCP	216	25	1993	54	4,936
FOP	24	30	1993	7	640
FST	72	55	1993	40	3,656
FUS	657	100	1993	657	60,057
UCP	216	20	1993	43	3,931
TOTALS	2,561			2,177	199,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	106.8200	112.16	244,172	1975	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 1993 Heated Area: 2033 HX Base Yr 1993



1813 AMELIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,000
TOTAL MARKET OB/XF VALUE		1,888
TOTAL LAND VALUE - MARKET		282,492
TOTAL MARKET VALUE		483,380
SOH/AGL Deduction		333,953
ASSESSED VALUE		149,427
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,016
TOTAL JUST VALUE		483,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122135	RE-ROOF W/30YR AR	9,500	10/15/2012
4809	RE-ROOF	5,000	04/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0943/0867	8/03/2000	WD	Q	I	01	44,000
GRANTOR: MATTHEWS BRYAN H						
GRANTEE: MATTHEWS CATHERINE						
0661/1607	6/22/1992	WD	Q	I		91,000
GRANTOR: CLARK VANDER JR & S						
GRANTEE: MATTHEWS BRYAN & C						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	32	1,120	
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1975	1975	3	20	768	

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UCP=[YR=1993] W18 S12 FCP=[YR=1993] S12 E18 N12 W18$ E18 N12$ S24 W18 S28 E15 FOP=[YR=1993] E8 N3 W8 S3$ N3 E8 S3 E15 N28 FST=[YR=1993] N12 W6 S12 E6$ W6 N24$ PTR= E20 FUS=[YR=1993] E15 S9 E3 N9 E20 S18 W38 N18 $ W20 $.

LAND DESCRIPTION

TOTAL OB/XF 1,888

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	0007	R-1	114.00	167.00	114.00	FF	1	1.18	1.00	0.89	2,800.00	2,478.00	282,492							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 282,492 Market: 0 Agricultural: 0 Common: 282,492 PRINTED 07/09/2026 BY SYS