

E 114 FT OF S1/2 OF OUT LOT
229 (EX RW) OR 448/699
OUT LOTS

BENNETT CECIL A JR & MARY L
1823 AMELIA AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0229-0050

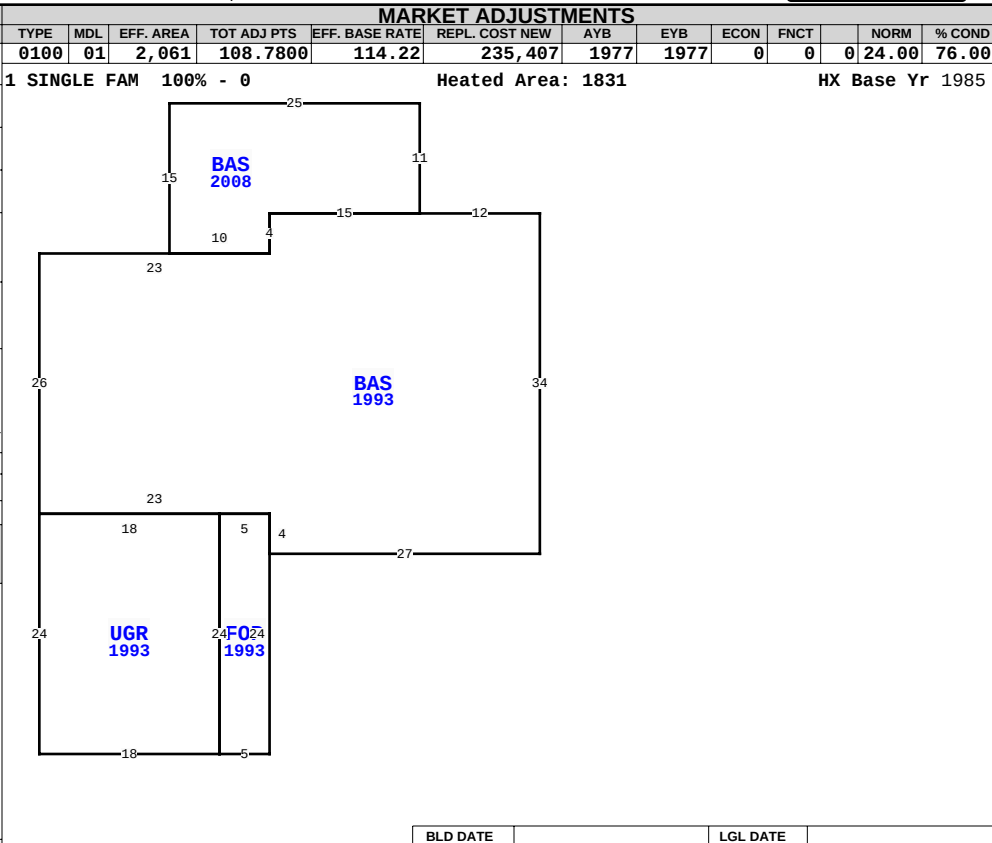


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1993	1,516	131,600
BAS	315	100	2008	315	27,344
FOP	120	30	1993	36	3,125
UGR	432	45	1993	194	16,841
TOTALS	2,383			2,061	178,909

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
4	0860	POOL/SPA



1823 AMELIA AVE, FERNANDINA BEACH									
BLD DATE		LGL DATE							
XF DATE		LAND DATE							
INC DATE		AG DATE							
03/25/2024 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		178,909	
TOTAL MARKET OB/XF VALUE		43,970	
TOTAL LAND VALUE - MARKET		320,158	
TOTAL MARKET VALUE		543,037	
SOH/AGL Deduction		381,957	
ASSESSED VALUE		161,080	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		109,669	
TOTAL JUST VALUE		543,037	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080446	REPAIR/RRF	9,450	03/20/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0229/0695	12/13/1976	WD	Q	V		5,500	
GRANTOR: KNIGHT CHARLES M & BA							
GRANTEE: GODWIN HAROLD LEE J							
0222/0238	7/29/1976	WD	Q	V		5,500	
GRANTOR: ROBERTS RICHARD A & C							
GRANTEE: KNIGHT CHARLES M &							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W12 BAS=[YR=2008] N11 W25 S15 E10 N4 E15\$ W15 S4 W23 S26 UGR=[YR=1993] S24 E18 FOP=[YR=1993] E5 N24 W5 S24\$ N24 W18\$ E23 S4 E27 N34\$.	

LAND DESCRIPTION										TOTAL OB/XF 43,970									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0007	R-1	114.00	167.00	114.00	FF	1	1.18	1.00	1.00	2,800.00	2,808.40	320,158		