UNIT 11-C
AMELIA RETREAT II

AI RETREAT LLC
41 WOODCHUCK HILL ROAD
SAVANNAH, GA 31405

2023

00-00-30-0087-0011-00C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Balcony	FEP	FEP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0087000		0				1983	1983	100	100	0		

1 CONDO – 100% - 0 SQFT=1826 HX Base Yr

8030 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,194,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,194,000
SOH/AGL Deduction		688,554
ASSESSED VALUE		505,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,446
TOTAL JUST VALUE		1,194,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,085,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226480	REMODEL	7,800	10/01/2012
P1216157	OTHER	0	10/01/2012
E1225479	REMODEL	0	10/01/2012
B24034	REMODEL	8,500	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1902	3/17/2023	WD	Q	I	01	1,375,000
GRANTOR: TRUE THEA G TRUSTEE						
GRANTEE: AI RETREAT LLC						
1690/1749	7/29/2010	QC	U	I	11	100
GRANTOR: TRUE TIMOTHY C & THEA						
GRANTEE: TRUE THEA TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS