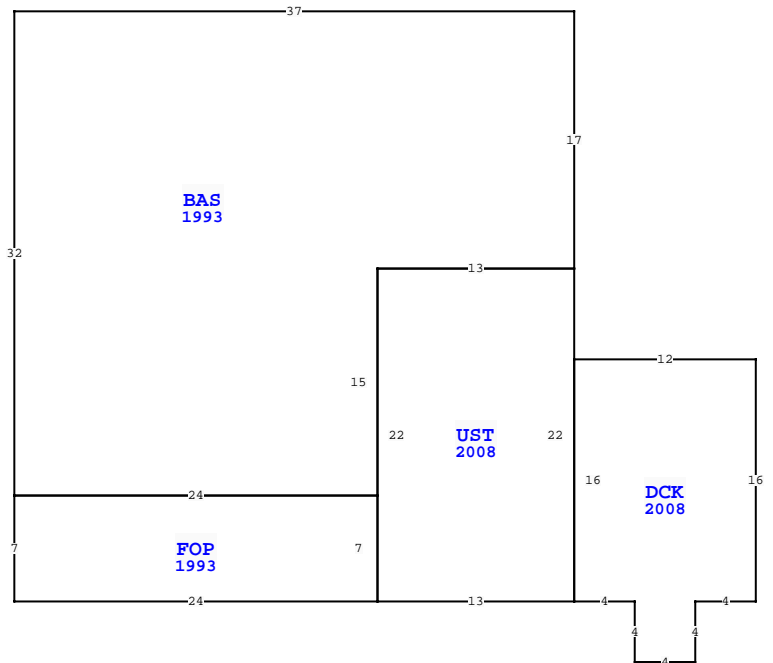




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	989	100	989
DCK	208	10	21
FOP	168	30	50
UST	286	45	129
			SUBAREA MARKET VALUE
			69,769
			1,482
			3,527
			9,100
TOTALS	1,651		1,189
			83,878

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,189	90.1000	81.32	96,689	1938	1995	0	0	0	13.25	86.75		
1 SINGLE FAM - 0% - 2023 Heated Area: 989 HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 7	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			208,612
TOTAL MARKET OB/XF VALUE			52,457
TOTAL LAND VALUE - MARKET			202,342
TOTAL MARKET VALUE			463,411
SOH/AGL Deduction			0
ASSESSED VALUE			463,411
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			463,411
TOTAL JUST VALUE			463,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			443,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016001	MH MOVE-ON	0	10/25/2022
22016003	MH MOVE-ON	0	10/25/2022
22016004	MH MOVE-ON	0	10/25/2022
22016005	MH MOVE-ON	0	10/25/2022
22016006	MH MOVE-ON	0	10/25/2022
22016007	MH MOVE-ON	0	10/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2531/1288	1/20/2022	WD	Q	I	02	600,000
GRANTOR: DAVIS BECKY MELINDA						
GRANTEE: ROGERS COLTON JACKS						

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
1	0511	GARAGE CB-	0	0	0	0	384.00	SF	40.00	40.00	100	1981	1981	3	38	5,837	
2	0811	CONCRETE B	0	0	0	0	585.00	SF	5.20	5.20	100	1981	1981	3	38	1,156	
3	2810	MH SPACE	0	0	0	0	15.00	SF	2,400.00	2,400.00	100	0	0	3	100	36,000	
4	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	2006	2006	3	31	273	
5	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1981	1981	3	38	62	
6	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1984	1984	3	20	216	
7	0812	CONCRETE C	0	0	30	10	300.00	SF	4.00	4.00	100	1982	1982	3	41	492	
8	0751	UOP	0	0	12	6	72.00	SF	10.00	10.00	100	1998	1998	3	27	194	
9	0752	USP	0	0	16	10	160.00	SF	15.00	15.00	100	1998	1998	3	27	648	
10	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1998	1998	3	20	384	

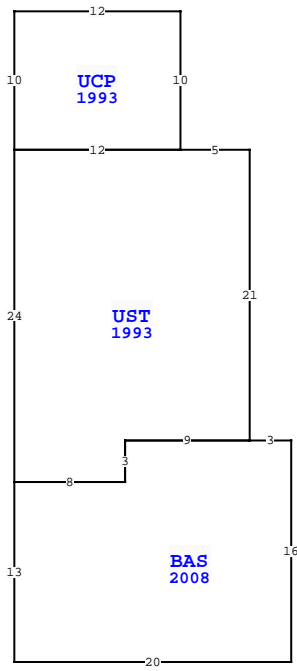
TOTAL OB/XF														45,262										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002810	C	TRLR PARK	0		RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	115,000.00	115,000.00	115,000							
2	002810	C	TRLR PARK	0		RS-2	0.00	0.00	2.17	AC		1.00	1.00	0.35	115,000.00	40,250.00	87,342							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W37 S32 FOP=[YR=1993] S7 E24 UST=[YR=2008] E13													
DCK=[YR=2008] E4 S4 E4 N4 E4 N16 W12 S16\$ N22 W13 S22 \$ N7													
W24\$ E24 N15 E13 N17\$.													

REVIEW DATE 06/09/2021 BY KXX																													
Total Acres: 3.17						Total Land Value: 202,342						Market: 0						Agricultural: 0						Common: 202,342					

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	02	WINDOW 100	
Heating Type	01	NONE 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	296	100	296
UCP	120	20	24
UST	381	45	171
TOTALS	797		491

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	- 0%	- 2023		49,719	1982	1990	0	0	15.25	84.75
				Heated Area: 296	HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 2 of 7	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			208,612
TOTAL MARKET OB/XF VALUE			52,457
TOTAL LAND VALUE - MARKET			202,342
TOTAL MARKET VALUE			463,411
SOH/AGL Deduction			0
ASSESSED VALUE			463,411
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			463,411
TOTAL JUST VALUE			463,411
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			443,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010776	DEMOLITION	0	07/15/2022
22010777	DEMOLITION	0	07/15/2022
22010778	DEMOLITION	0	07/15/2022
B23778	NEW CONSTR	1,500	07/01/2010
M14215	H/AC	0	10/01/2008
C0099	CO ISSUED	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100

GRANTOR: ROGERS COLTON JACKSON
 GRANTEE: AMELIA ISLAND MOBIL
 2531/1288 1/20/2022 WD Q I 02 600,000
 GRANTOR: DAVIS BECKY MELINDA
 GRANTEE: ROGERS COLTON JACKS

EXTRA FEATURES															2047 RUSSELL RD, FERNANDINA BEACH				
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			
11	1242	WD DECK A	0	0	16	8			128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
12	1242	WD DECK A	0	0	10	6			60.00	SF	10.00	10.00	100	1998	1998	3	20	120	
13	1242	WD DECK A	0	0	30	8			240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
14	0940	SHEDS/PORT	0	0	12	11			132.00	SF	20.10	20.10	100	1998	1998	3	20	531	
16	1242	WD DECK A	0	0	6	8			48.00	SF	10.00	10.00	100	1998	1998	3	20	96	
17	1242	WD DECK A	0	0	10	8			80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
18	0810	CONCRETE A	0	0	33	2			66.00	SF	4.36	4.36	100	2005	2005	3	87	250	
19	0940	SHEDS/PORT	0	0	8	8			64.00	SF	30.00	30.00	100	1998	1998	3	20	384	
20	0681	POLE SHED	0	0	8	8			64.00	SF	15.00	15.00	100	1998	1998	3	27	259	
21	0443	STK FNC 6'	0	0	0	0			53.00	LF	10.00	10.00	100	2004	2004	3	24	127	

LAND DESCRIPTION															TOTAL OB/XF 2,663									
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	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	06	CUST PANEL 100	
Interior Floo	02	MIN PLYWD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality		03	Quality Level 03
DOR CODE		2800	PARKING/MH LOT
MAP NUM			MKT AREA 02
NEIGHBORHOOD/LOC		2020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	924	100	924
			SUBAREA MARKET VALUE
			24,174
TOTALS		924	924 24,174

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	924	115.0000	74.75	69,069	1989	1995	0	0	65.00	35.00
3 M/H 93- - 0% - 2023 Heated Area: 924 HX Base Yr											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		208,612
TOTAL MARKET OB/XF VALUE		52,457
TOTAL LAND VALUE - MARKET		202,342
TOTAL MARKET VALUE		463,411
SOH/AGL Deduction		0
ASSESSED VALUE		463,411
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		463,411
TOTAL JUST VALUE		463,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH070099	MH MOVE-ON	0	01/01/2007
E017826	CHNGE SRVC	250	03/01/2001
E996362	CHNGE SRVC	0	11/01/1999
8685	MH MOVE-ON	5,000	09/20/1991
8613	MH MOVE-ON	7,000	07/12/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2531/1288	1/20/2022	WD	Q	I	02	600,000
GRANTOR: DAVIS BECKY MELINDA						
GRANTEE: ROGERS COLTON JACKS						

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			
22	1242	WD DECK A	0	0	12	12			144.00	SF	10.00	10.00	100	1993	1993	3	20	288	
23	1242	WD DECK A	0	0	5	5			25.00	SF	10.00	10.00	100	1993	1993	3	20	50	
24	1242	WD DECK A	0	0	6	8			48.00	SF	10.00	10.00	100	2000	2000	3	20	96	
25	1242	WD DECK A	0	0	6	8			48.00	SF	10.00	10.00	100	2000	2000	3	20	96	
26	1242	WD DECK A	0	0	8	12			96.00	SF	10.00	10.00	100	2009	2009	3	45	432	
27	0751	UOP	0	0	8	8			64.00	SF	10.00	10.00	100	2009	2009	3	60	384	
28	0940	SHEDS/PORT	0	0	10	14			140.00	SF	30.00	30.00	100	2009	2009	3	45	1,890	
29	1242	WD DECK A	0	0	6	8			48.00	SF	10.00	10.00	100	2009	2009	3	45	216	
30	0940	SHEDS/PORT	0	0	8	10			80.00	SF	30.00	30.00	100	2009	2009	3	45	1,080	
TOTAL OB/XF															4,532				

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

PT OF W1/2 OF LOT 23 & PT OF LOT 22 PT OR 2608/1144 1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK 268 PINE NEEDLE ROAD DOUGLAS, GA 31533

2023

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	26 AL SIDING 100			
Roof Structur	02 SHED 100			
Roof Cover	01 MINIMUM 100			
Interior Wall	04 PLYWOOD 100			
Interior Floo	14 CARPET 80			
Interior Floo	08 SHT VINYL 20			
Air Condition	02 WINDOW 100			
Heating Type	01 NONE 100			
Bedrooms	2 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	0 0 100			
Units	0 100			
Quality	03 Quality Level 03			
DOR CODE	2800 PARKING/MH LOT			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,344
TOTALS	672		672	12,344

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	672	94.2000	61.23	41,147	1975	1985	0	0	70.00	30.00
5 M/H 93- - 0% - 2023						Heated Area: 672			HX Base Yr		

NASSAU COUNTY PROPERTY			PAGE 5 of 7	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			208,612	
TOTAL MARKET OB/XF VALUE			52,457	
TOTAL LAND VALUE - MARKET			202,342	
TOTAL MARKET VALUE			463,411	
SOH/AGL Deduction			0	
ASSESSED VALUE			463,411	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			463,411	
TOTAL JUST VALUE			463,411	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			443,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2608/1144	12/12/2022	QC	U	I	11	100	
GRANTOR: ROGERS COLTON JACKSON							
GRANTEE: AMELIA ISLAND MOBIL							
2531/1288	1/20/2022	WD	Q	I	02	600,000	
GRANTOR: DAVIS BECKY MELINDA							
GRANTEE: ROGERS COLTON JACKS							

EXTRA FEATURES		2047 RUSSELL RD, FERNANDINA BEACH														
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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W56 S12 E56 N12\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Table with columns: ELEMENT, CD, CONSTRUCTION. Rows include Exterior Wall, Roof Structur, Roof Cover, Interior Wall, Interior Floo, Interior Floo, Air Condition, Heating Type, Bedrooms, Bathrooms, Frame, Stories Units.

Table with columns: TYPE, MDL, EFF. AREA, TOT ADJ PTS, EFF. BASE RATE, REPL. COST NEW, AYB, EYB, ECON, FNCT, NORM, % COND. Includes a diagram of a rectangular lot with dimensions 61x12 and 'BAS 2008' label.

Table with columns: VALUATION BY, STANDARD. Rows include Tax Group: 8, BUILDING MARKET VALUE, TOTAL MARKET OB/XF VALUE, TOTAL LAND VALUE - MARKET, TOTAL MARKET VALUE, SOH/AGL Deduction, ASSESSED VALUE, TOTAL EXEMPTION VALUE, BASE TAXABLE VALUE, TOTAL JUST VALUE, NCON VALUE, INCOME VALUE, PREVIOUS YEAR MKT VALUE.

Table with columns: Quality, DOR CODE, MAP NUM, MKT AREA, NEIGHBORHOOD/LOC, AREA TYPE, TOTAL GROSS AREA, PCT OF BASE, TOT ADJ AREA, SUBAREA MARKET VALUE. Includes a summary row for BAS.

Table with columns: BLD DATE, XF DATE, INC DATE, LGL DATE, LAND DATE, AG DATE. Includes address: 2047 RUSSELL RD, FERNANDINA BEACH.

Table with columns: PERMIT NUM, DESCRIPTION, AMT, ISSUED. Includes SALES DATA section with columns: OFF RECORD Number, DATE, TYPE INST, Q, V, RSN CD, SALE PRICE.

Table with columns: 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.

Table with columns: BLD DATE, XF DATE, INC DATE, LGL DATE, LAND DATE, AG DATE. Includes address: 2047 RUSSELL RD, FERNANDINA BEACH.

Table with columns: OFF RECORD Number, DATE, TYPE INST, Q, V, RSN CD, SALE PRICE. Includes GRANTOR and GRANTEE information.

Table with columns: LAND DESCRIPTION, TOTAL OB/XF, 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.