UNIT 5
AMELIA BY THE SEA OR 148/542

GRAFF BENJAMIN & LINDSAY
121 PRESWICK PARK DR
NEWNAN, GA 30265

**2023**

**00-00-31-1010-0005-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | INTERIOR | INTERIOR 100 |
| View Lump Su | OCEAN | OCEAN 100 |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| User Defined | ORIGINAL | ORIGINAL 100 |
| Quality | 03 | Quality Level 03 |

| | | | |
|---|---|---|---|
| DOR CODE | 0400 | CONDOMINIUM | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1066.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1010000 | | 0 | | | | 1973 | 1973 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=1596 HX Base Yr

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

3240 S FLETCHER AV, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 640,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 640,000 |
| SOH/AGL Deduction | 97,920 |
| ASSESSED VALUE | 542,080 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 542,080 |
| TOTAL JUST VALUE | 640,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 610,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20061124 | H/AC | 2,500 | 05/22/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2420/1722 | 12/23/2020 | WD | Q | I | 01 | 535,000 |
| GRANTOR: POWELL MARY CECELIA J | | | | | | |
| GRANTEE: GRAFF BENJAMIN & LI | | | | | | |
| 0459/0222 | 6/01/1985 | WD | Q | I | | 135,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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