UNIT 34
IN OR 1627/582
AMELIA BY THE SEA OR 148/542

TIPPINS CLIFTON L/TIPPINS STEPHEN B
1246 KINGSTON CIRCLE
COLBERT, GA 30628

2023

00-00-31-1010-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD 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

1010000

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
		0				1973	1973	100	100	0		

1 CONDO – 0% - 0 SQFT=1170 HX Base Yr

3240 S FLETCHER AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	537,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	537,000
SOH/AGL Deduction	147,257
ASSESSED VALUE	389,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,743
TOTAL JUST VALUE	537,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140398	REMODEL BATH/KITC	35,000	02/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1627/0582	5/09/2009	PR	U	I	19	100
GRANTOR: TIPPINS LAURA B P/R						
GRANTEE: TIPPINS CLIFTON L &						
1627/0579	5/09/2009	QC	U	I	11	100
GRANTOR: TIPPINS LAURA B P/R						
GRANTEE: TIPPINS LAURA B						

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