UNIT 46
IN OR 505 PG 596
AMELIA BY THE SEA OR 148/542

TATUM TOOMER M & BETTY SUE T
2305 HILLIARD AVE
WAYCROSS, GA 31503

2023

00-00-31-1010-0046-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH 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=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
P0040403	REMODEL	3,000	03/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0505/0596	12/01/1986	WD	Q	I		87,500
GRANTOR:						
GRANTEE:						
0159/0553	1/01/1973	WD	Q	I		32,500
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