LOT 49
AMELIA LIGHTHOUSE RESERVATION
PB 2/24

LOVELACE RYAN E REV TRUST/LOVELACE RYAN E TRUSTEE
3509 MAULDIN WOODS TRAIL
FRANKLIN, TN 37064

2023

00-00-31-1020-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

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

MARKET ADJUSTMENTS

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

107 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	366,000
TOTAL MARKET VALUE	366,000
SOH/AGL Deduction	0
ASSESSED VALUE	366,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,000
TOTAL JUST VALUE	366,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060058	WOOD FENCE	1,280	01/11/2006
20052450	DEMOLITION	7,000	08/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/0399	4/23/2021	WD	Q	V	01	400,000
GRANTOR: HULL ROBERT & SHELIA						
GRANTEE: LOVELACE RYAN E & T						
1995/0306	7/31/2015	WD	Q	V	01	250,000
GRANTOR: MILLER JEAN B TRUSTEE						
GRANTEE: HULL ROBERT A & SHE						

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
1	000000	C	VAC RES	0	0006	R-3	50.00	265.00	50.00	FF		1.00	1.00	1.22	6,000.00	7,320.00	366,000							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 366,000 Market: 0 Agricultural: 0 Common: 366,000 PRINTED 08/02/2023 BY SYS