BLDG 2 UNIT 203
AMELIA WOODS BEACH &
RACQUET CLUB IN OR 240/639

PELLEGRINO ROBERT G & STARLA L
1090 CROOKED CREEK RD
EATONTON, GA 31024

2023

00-00-31-1035-0002-0203

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1035000
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	CORNER	CORNER 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Desirability	BLDG 2	BLDG 2 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		1 100	
Bathrooms		1 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1085.00		

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				1974	1974	100	100	0		

1 CONDO – 100% - 2021 SQFT=832 HX Base Yr 2021

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

2700 MIZELL AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		215,000
SOH/AGL Deduction		61,170
ASSESSED VALUE		153,830
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,830
TOTAL JUST VALUE		215,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/959	6/30/2023	WD	Q	I	01	315,000
GRANTOR: WILLIAMS TONYA L						
GRANTEE: PELLEGRINO ROBERT G						
2300/1486	8/27/2019	WD	Q	I	01	175,000
GRANTOR: VERRIER TRACEY H						
GRANTEE: WILLIAMS TONYA L						

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 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS