

LOT 10
IN OR 2056/717
HIGHLAND HILLS PB 6/231

WILSON SHARON
2694 MORGANS WALK
MARIETTA, GA 30064

2023

00-00-31-1383-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

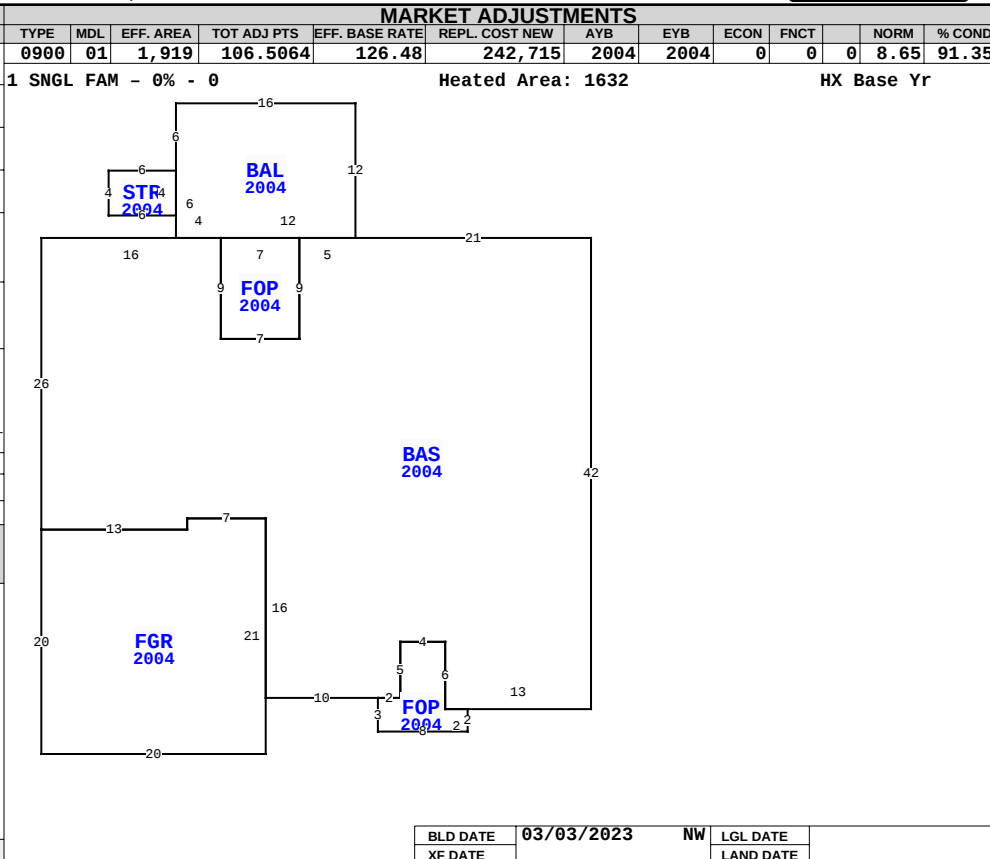
MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	29	3,351
BAS	1,632	100	1,632	188,560
FGR	407	55	224	25,881
FOP	42	30	13	1,502
FOP	63	30	19	2,195
STR	24	10	2	231

TOTALS	2,360		1,919	221,720
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0830	FLAGSTONE	0	0	23	3	69.00	SF	12.00
3	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50



1518 AMELIA CIR, FERNANDINA BEACH

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,919	106.5064	126.48	242,715	2004	2004	0	0	8.65	91.35

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,720
TOTAL MARKET OB/XF VALUE	7,438
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	454,158
SOH/AGL Deduction	116,775
ASSESSED VALUE	337,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,383
TOTAL JUST VALUE	454,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120602	H/AC	3,900	04/10/2012
20033476	NEW CONSTR	155,000	07/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0717	6/29/2016	WD	Q	I	01	250,000
GRANTOR: WILLIS GERALD TALBERT						
GRANTEE: WILSON SHARON						
1819/0892	10/10/2012	WD	Q	I	01	220,000
GRANTOR: O'KEEFE THOMAS F JR &						
GRANTEE: WILLIS GERALD TALBE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W21 BAL=[YR=2004] N12W16S6 STR=[YR=2004] W6S4E6N4\$ S6E4 FOP=[YR=2004] S9E7N9W7\$ E12\$W5S9W7N9 W16 S26 FGR=[YR=2004] S20 E20 N21 W7 S1 W13\$ E13 N1 E7 S16 E10 FOP=[YR=2004] S3 E8 N2 W2N6 W4 S5 W2 \$ E2 N5 E4 S6 E13 N42\$.									

LAND DESCRIPTION										TOTAL OB/XF 7,438									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		