

LOT 35 IN OR 2102/112
THE RESIDENCE @ AMELIA
LANDINGS #4 PB 6/29

LORE PAUL
149 LAKESIDE DR
PEACHTREE CITY, GA 30269-1710

2023

00-00-31-1652-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,267	100	1,267	182,626
FGR	506	55	278	40,071
FOP	276	30	83	11,964
FUS	1,297	100	1,297	186,949
PTO	21	5	1	145
PTO	25	5	1	145
UOP	10	20	2	288
TOTALS	3,402		2,929	422,186

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	0858	SCULP CONC	0	0	0	0	125.00	SF	13.00
3	0810	CONCRETE A	0	0	0	0	1,054.00	SF	6.50
4	1242	WD DECK A	0	0	0	0	339.00	SF	10.00
5	0858	SCULP CONC	0	0	0	0	517.00	SF	13.00
6	0475	VF 4 SBPL	0	0	0	0	60.00	LF	14.00
7	0469	VF LATTIC	0	0	0	0	60.00	SF	5.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,929	110.5440	157.53	461,405	1999	2004	0	0	8.50	91.50
1 SFR CUST - 0% - 0 Heated Area: 2564 HX Base Yr											
2794 LONG BOAT DR, FERNANDINA BEACH											

TOTAL OB/XF									
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1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0858	SCULP CONC	0	0	0	0	125.00	SF	13.00
3	0810	CONCRETE A	0	0	0	0	1,054.00	SF	6.50
4	1242	WD DECK A	0	0	0	0	339.00	SF	10.00
5	0858	SCULP CONC	0	0	0	0	517.00	SF	13.00
6	0475	VF 4 SBPL	0	0	0	0	60.00	LF	14.00
7	0469	VF LATTIC	0	0	0	0	60.00	SF	5.50

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 422,186											
TOTAL MARKET OB/XF VALUE 17,816											
TOTAL LAND VALUE - MARKET 160,000											
TOTAL MARKET VALUE 600,002											
SOH/AGL Deduction 119,595											
ASSESSED VALUE 480,407											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 480,407											
TOTAL JUST VALUE 600,002											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 464,914											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210750	REPAIR/RRF	0	11/04/2021
B021351	XF0B	1,000	08/07/2002
B984863	NEW CONSTR	153,208	01/27/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2102/0112	2/17/2017	WD	Q	I	01	475,000			
GRANTOR: IZZO PAULA M									
GRANTEE: LORE PAUL									
0865/1368	2/03/1999	WD	Q	V		40,000			
GRANTOR: TREVETT HOMES									
GRANTEE: IZZO GARY F & PAULA									

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1999] W23 BAS=[YR=1999] W3 N2 W1 PTO=[YR=1999] N3 W7 S3 E7 \$ W8 S2 W33 S12 FOP=[YR=1999] S21 E24 UOP=[YR=1999] S2 E5 N2 W5 \$ E7 N6 W25 N15 W6 \$ E6 S15 E25 S6 E2 S4 E10 N4 E2 N6 PTO=[YR=1999] E5 N5 W5 S5 \$ N27 \$ S22 E23 N22 \$ PTR=E15 FUS=[YR=1999] E32 N2 E13 S35 W2 S4 W10 N4 W2 N6 W14 S2 W11 N17 W6 N12 \$ W15 \$.									