UNIT 11-C
AMELIA RETREAT II

AI RETREAT LLC
41 WOODCHUCK HILL ROAD
SAVANNAH, GA 31405

2024

00-00-30-0087-0011-00C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Balcony	FEP	FEP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	04	Quality Level 04

DOR CODE	0400 CONDOMINIUM
MAP NUM	
MKT AREA	10
NEIGHBORHOOD/LOC	10004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,826		1,826	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0087000		1,826				1983	1983	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

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

8030 FIRST COAST HWY 11-C, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,199,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,199,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,199,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,199,000
TOTAL JUST VALUE	1,199,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,194,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226480	REMODEL	7,800	10/01/2012
P1216157	OTHER	0	10/01/2012
E1225479	REMODEL	0	10/01/2012
B24034	REMODEL	8,500	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1902	3/17/2023	WD	Q	I	01	1,375,000
GRANTOR: TRUE THEA G TRUSTEE						
GRANTEE: AI RETREAT LLC						
1690/1749	7/29/2010	QC	U	I	11	100
GRANTOR: TRUE TIMOTHY C & THEA						
GRANTEE: TRUE THEA TRUSTEE						

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 08/06/2024 BY SYS