UNIT B-151
AMELIA SURF & RACQUET CLUB 3

COCHRAN FAMILY TRUST/COCHRAN BENJAMIN G TRUSTEE
105 HILLSIDE RETREAT CIRCLE
DUBLIN, GA 31021

2024

00-00-30-0090-000B-1510

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 100
Quality	03	Quality Level 03

DOR CODE	0400 CONDOMINIUM
MAP NUM	
MKT AREA	03
NEIGHBORHOOD/LOC	3002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,173		1,173	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0090000		1,173				1982	1982	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

4800 AMELIA ISLAND PKWY B-151, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	637,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	637,000
SOH/AGL Deduction	50,775
ASSESSED VALUE	586,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,225
TOTAL JUST VALUE	637,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	607,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23145	REPAIR/RRF	10,966	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/1495	2/24/2021	WD	U	I	11	100
GRANTOR: COCHRAN BENJAMIN G						
GRANTEE: COCHRAN FAMILY TRUS						
1813/0353	9/13/2012	WD	Q	I	02	390,000
GRANTOR: DAVIS LARRY S & PATRI						
GRANTEE: COCHRAN BENJAMIN G						

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