

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2024

00-00-30-034B-0023-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

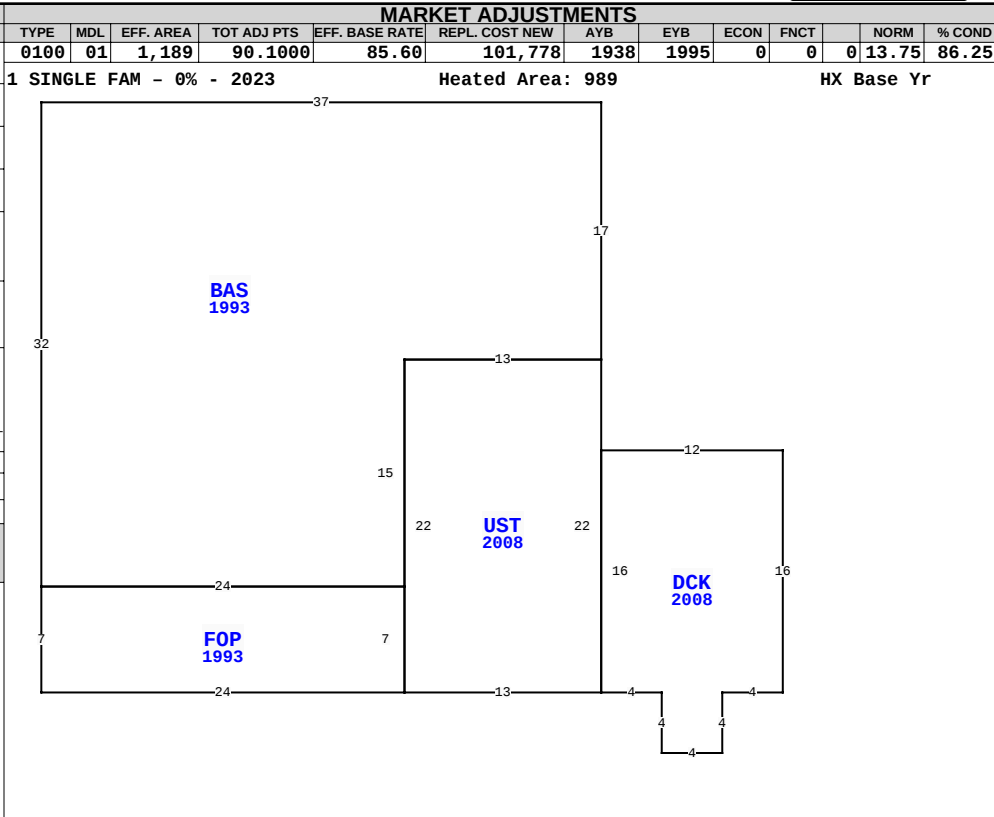
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100	989	73,018
DCK	208	10	21	1,551
FOP	168	30	50	3,692
UST	286	45	129	9,524

TOTALS	1,651		1,189	87,784
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	0	0	0	384.00	SF	40.00	40.00	
2	0811	CONCRETE B	0	0	0	0	585.00	SF	5.20	5.20	
3	2810	MH SPACE	0	0	0	0	15.00	SF	2,400.00	2,400.00	
4	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	
5	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	
6	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	
7	0812	CONCRETE C	0	0	30	10	300.00	SF	4.00	4.00	
8	0751	UOP	0	0	12	6	72.00	SF	10.00	10.00	
9	0752	USP	0	0	16	10	160.00	SF	15.00	15.00	
10	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002810	C	TRLR PARK	0		RSF-2	0.00	0.00	1.00	AC	
2	002810	C	TRLR PARK	0		RSF-2	0.00	0.00	2.17	AC	



2047 RUSSELL RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
44,603											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 11
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		559,277	
TOTAL MARKET OB/XF VALUE		51,348	
TOTAL LAND VALUE - MARKET		202,342	
TOTAL MARKET VALUE		812,967	
SOH/AGL Deduction		0	
ASSESSED VALUE		812,967	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		812,967	
TOTAL JUST VALUE		812,967	
NCON VALUE		377,647	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220016001			09/12/2023
220016003			09/12/2023
220016005			09/12/2023
220016006			09/12/2023
23007132			09/12/2023
23007136			09/12/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2608/1144	12/12/2022	QC	U	I	11	100	
GRANTOR: ROGERS COLTON JACKSON							
GRANTEE: AMELIA ISLAND MOBIL							
2531/1288	1/20/2022	WD	Q	I	02	600,000	
GRANTOR: DAVIS BECKY MELINDA							
GRANTEE: ROGERS COLTON JACKS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W37 S32 FOP=[YR=1993] S7 E24 UST=[YR=2008] E13											
DCK=[YR=2008] E4 S4 E4 N4 E4 N16 W12 S16\$ N22 W13 S22 \$ N7											
W24\$ E24 N15 E13 N17\$.											

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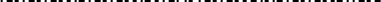
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