

LOT 4
DUNES OF AMELIA PHASE 2
PBK 8/280

PATE SUSAN ELAINE/DAVIS LEIGH ANN
3475 RALPH PHELPS RD
LOUISVILLE, TN 37777

2024

00-00-30-044D-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

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Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

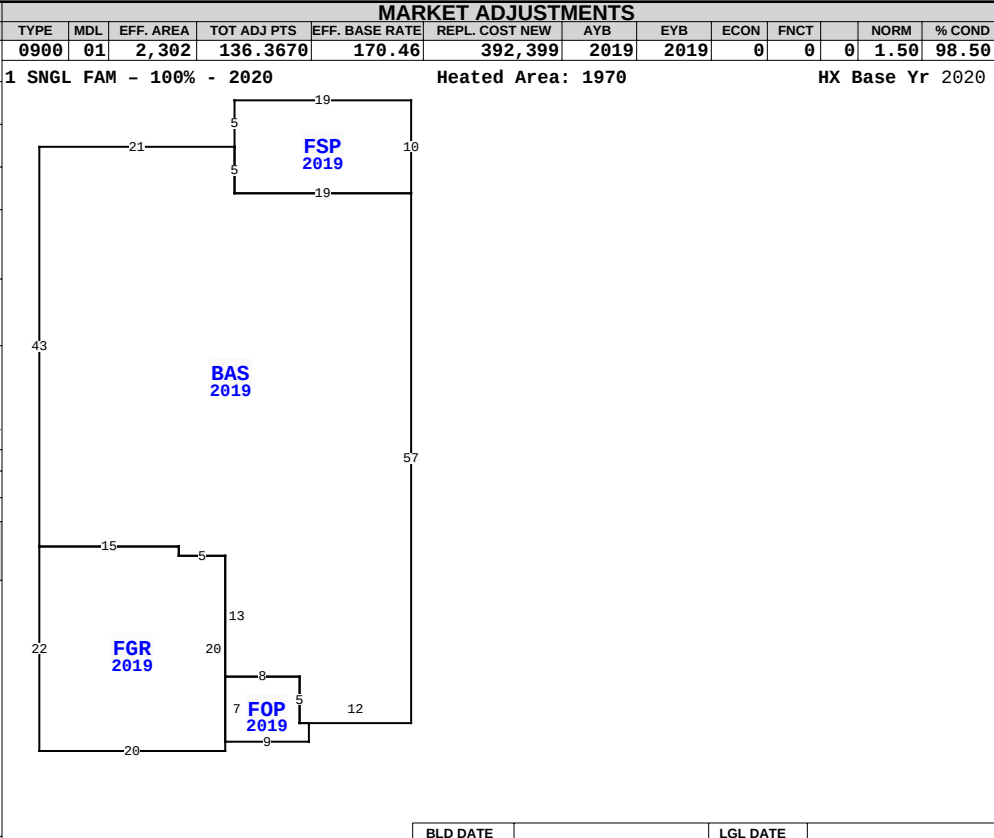
MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1,970	330,769
FGR	435	55	239	40,129
FOP	58	30	17	2,855
FSP	190	40	76	12,761

TOTALS 2,653 2,302 386,513

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	636.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	36.00	SF	7.00	



2877 TURTLE SHORES DR, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
636.00	SF	7.00	7.00	100	2019	2019	3	98	4,363	
36.00	SF	7.00	7.00	100	2019	2019	3	98	247	

LAND DESCRIPTION										TOTAL OB/XF								4,610	
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	LA VAL		
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		386,513	
TOTAL MARKET OB/XF VALUE		4,610	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		541,123	
SOH/AGL Deduction		207,549	
ASSESSED VALUE		333,574	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		283,574	
TOTAL JUST VALUE		541,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,714	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183946	NEW CONSTR	264,109	11/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1795	3/14/2024	WD	Q	I	01	700,000
GRANTOR: SEUBERT FAMILY REV LI						
GRANTEE: PATE SUSAN ELAINE						
2411/0351	11/10/2020	QC	U	I	11	100
GRANTOR: SEUBERT JOHN M & MARY						
GRANTEE: SEUBERT FAMILY REV0						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W19 S5 BAS=[YR=2019] W21 S43 FGR=[YR=2019] S22 E20 N1 FOP=[YR=2019] E9 N2 W1 N5 W8 S7\$ N20 W5 N1 W15\$ E15 S1 E5 S13 E8 S5 E12 N57 W19 N5\$ S5 E19 N10\$.									