

LOT 18
DUNES OF AMELIA PHASE 1
PBK 8/88

KING SAM C JR & SUZANNE N
605 WELLINGTON RD
WINSTON SALEM, NC 27106

2024

00-00-30-044D-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	308,503
FGR	456	55	251	39,915
FOP	108	30	32	5,089
FSP	182	40	73	11,609
FUS	529	100	529	84,122
STR	60	10	6	954
TOTALS	3,275		2,831	450,191

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	624.00	SF	7.00	7.00	4,237
2	0855	CONC PAVER	0	0	0	0	108.00	SF	7.00	7.00	733
3	0476	VF 6 SBPL	0	0	0	0	219.00	LF	32.00	32.00	6,447
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	276

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,831	131.1552	163.94	464,114	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 0% - 0 Heated Area: 2469 HX Base Yr											
404 DUNES OF AMELIA DR, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

TOTAL OB/XF											
11,693											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			450,191
TOTAL MARKET OB/XF VALUE			11,693
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			611,884
SOH/AGL Deduction			127,405
ASSESSED VALUE			484,479
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			484,479
TOTAL JUST VALUE			611,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			554,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172231	CO ISSUED	0	12/28/2017
20172231	NEW CONSTR	307,685	07/21/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/0406	8/27/2020	WD Q	I	01	
GRANTOR: EATON WILLIAM L & KAT					
GRANTEE: KING SAM C JR & SUZ					
2172/1631	1/24/2018	WD Q	I	01	
GRANTOR: DS WARE HOMES LLC					
GRANTEE: EATON WILLIAM L & K					

BUILDING NOTES											
BAS=[YR=2017;ORIG=0,0] W27 S14 W13 S44 E18 N9 E22 N49 \$											
FUS=[YR=2017;ORIG=15,0] E19 S31 W4 N4 W15 N27 \$											
FGR=[YR=2017;ORIG=-22,64] E1 S6 E21 N21 W22 S15 \$											
FSP=[YR=2017;ORIG=-27,0] W13 S14 E13 N14 \$											
FOP=[YR=2017;ORIG=-40,58] S6 E18 N6 W18 \$											
STR=[YR=2017;ORIG=30,31] W15 N4 E15 S4 \$											
PTR=[ORIG=0,0] E15 W15 \$											