UNIT 70
IN OR 1151/1566
AMELIA BY THE SEA OR 148/542

BROOKE STREET PROPERTIES LLC
171 WESTCHESTER DR
MACON, GA 31210

2024

00-00-31-1010-0070-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	ORIGINAL	ORIGINAL 100
Quality	03	Quality Level 03

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1066.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,170		1,170	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1010000		1,170				1973	1973	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3240 S FLETCHER AV 670, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	564,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	564,000
SOH/AGL Deduction	135,283
ASSESSED VALUE	428,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	428,717
TOTAL JUST VALUE	564,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	537,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061876	REMODEL	200	08/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/1566	7/09/2003	WD	Q	I		317,000
GRANTOR: DAVIDSON JUNE A & ELD						
GRANTEE: BROOKE STREET PROPE						
0763/0389	6/18/1996	WD	Q	I		108,000
GRANTOR: PICKETT CARL K & LAUR						
GRANTEE: DAVIDSON JUNE & ELD						

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