

LOT 27
IN OR 1687/406
AMELIA LIGHTHOUSE RESERVATION

SINCLAIR PROPERTIES OF FERNANDINA BEACH LLC
306 WESTSIDE DRIVE
DOUGLAS, GA 31533

2024

00-00-31-1020-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	1,254
BAL	257	15	39	8,157
BAS	875	100	875	183,007
BAS	40	100	40	8,366
BAS	360	100	360	75,294
FGR	775	55	426	89,098
FOP	35	30	10	2,092
FOP	264	30	79	16,523
FSP	275	40	110	23,007
FST	100	55	55	11,503
TOTALS	3,477		2,112	441,726

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,400.00
3	0810	CONCRETE A	0	0	4	9	36.00	SF	9.10
4	0810	CONCRETE A	0	0	0	0	370.00	SF	8.13
5	0810	CONCRETE A	0	0	24	5	120.00	SF	6.50
6	0825	BRICK	0	0	0	0	140.00	SF	12.50
7	1076	TRELLIS A	0	0	0	0	120.00	SF	15.00
8	0415	BEACHWALK	0	0	0	0	700.00	SF	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-3	42.00	266.00	42.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,112	152.3861	228.58	482,761	1929	2005	0	0	0	8.50	91.50
1 SFR CUST - 0% - 0												
Heated Area: 1275												
HX Base Yr												
** This building has 15 Sub-Areas												
146 S FLETCHER AVE, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/07/2024 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	441,726		
TOTAL MARKET OB/XF VALUE	15,317		
TOTAL LAND VALUE - MARKET	693,000		
TOTAL MARKET VALUE	1,150,043		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,150,043		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,150,043		
TOTAL JUST VALUE	1,150,043		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,067,789		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160485	BEACHWALK	30,000	02/24/2016
20090827	ELEC OTHER	500	06/29/2009
20061584	OTHER	500	07/07/2006
20061228	GAS	400	06/01/2006
20060200	H/AC	4,400	01/24/2006
20052767	REMODEL	2,000	10/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0944	12/29/2021	WD	Q	I	01	1,500,000
GRANTOR: SEIFERT RACHEL ANNE						
GRANTEE: SINCLAIR PROPERTIES						
1687/0406	7/01/2010	WD	U	I	35	860,000
GRANTOR: GIAKAS DENISE DEANDRE						
GRANTEE: SEIFERT RACHEL ANNE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] N10FGR=[YR=1993] E5N24 FSP=[YR=2006] E5N13UOP=[YR=2006] N12W26 UST=[YR=2006] W4S12FST=[YR=2006] S6 FST=[YR=2006] S4E4N4W4\$E4N6W4\$E4N12\$ S12E26\$W26S10E21S3N3W25S37E10 N10E10\$W10S10E10\$ PTR=E25S4 BAL=[YR=2006] N4 BAS=[YR=1993] N37BAS=[YR=2006] N10 FOP=[YR=2006] N12E7BAL=[YR=2006] N7E23 S19W8N12W15\$E15S12W22\$ E30 S22 FOP=[YR=2006] S7 STR=[YR=2010] S14W4N14E4\$ W5 N7 E5\$W5 N12 W25\$E25 S27 W5 S10 BAS=[YR=2006] S4 W10N4E10\$W20\$ E10S4 W10\$N4W25\$.									