

BLOCK 20 LOT 6
IN OR 1403/128
AMELIA PARK PHASE 2 UNIT 8

GALE DAVID & LINDA
630 ST FILLANS COURT
ALPHARETTA, GA 30022

2024

00-00-31-102P-0020-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2,039	408,753
FDG	441	60	265	53,124
FOP	279	30	84	16,840
FOP	388	30	116	23,254
TOTALS	3,147		2,504	501,970

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	2,504	146.0602	219.09	548,601	2006	2006	0	0	0	8.50	91.50	
1 SFR CUST - 0% - 0													
Heated Area: 2039													
HX Base Yr													
1865 NEIGHBOR ST, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		501,970	
TOTAL MARKET OB/XF VALUE		8,490	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		750,460	
SOH/AGL Deduction		95,293	
ASSESSED VALUE		655,167	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		655,167	
TOTAL JUST VALUE		750,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		603,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062445	OTHER	300	11/03/2006
20061897	H/AC	8,470	08/10/2006
20061797	ELEC OTHER	2,000	07/27/2006
20061341	OTHER	7,624	06/15/2006
20061144	DEMOLITION	1,500	05/24/2006
20061146	NEW CONSTR	270,000	05/24/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1403/0128	4/11/2006	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: GALE DAVID & LINDA					
1298/0883	2/28/2005	WD	U	V	19
GRANTOR: AMELIA PARK DEVELOPME					
GRANTEE: BRYLEN HOMES LTD					

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	0	0	1,240.00	SF	6.50	6.50	100	2006	2006
2	0825	BRICK	0	0	17	7	119.00	SF	12.50	12.50	100	2006	2006
3	0819	CONC 12"	0	0	2	3	6.00	SF	9.50	9.50	100	2006	2006

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2006] N66 FOP=[YR=2006] N4 FDG=[YR=2006] N21 W21 S21 E21\$W21S12 W18S9 U3 R3 E8 R3 D3 E13 N5 R2 U2 N10E10\$W10S10 L2 D2 S5W13 U3 L3 W8 D3 L3 S37E6S12 FOP=[YR=2006] S8E33N8W14 N3W5S3W14\$ E14N3E5S3E14\$.			

LAND DESCRIPTION													
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
1	000100	C	SFR	0		R-2	0.00	0.00	60.00	FF		1.00	1.00