

LOT 9
AMELIA PARK COTTAGE BLOCK
PB 7/211

FOWLER GORDON E/POWELL DONNA MARIE
60 SUNSET DRIVE
TIGER, GA 30576

2024

00-00-31-102R-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY		STANDARD														
																	Tax Group: 2		Tax Dist:														
																	BUILDING MARKET VALUE		0														
																	TOTAL MARKET OB/XF VALUE		0														
																	TOTAL LAND VALUE - MARKET		200,000														
																	TOTAL MARKET VALUE		200,000														
																	SOH/AGL Deduction		0														
																	ASSESSED VALUE		200,000														
																	TOTAL EXEMPTION VALUE		0														
																	BASE TAXABLE VALUE		200,000														
																	TOTAL JUST VALUE		200,000														
																	NCON VALUE		0														
																	INCOME VALUE																
																	PREVIOUS YEAR MKT VALUE		150,000														
																	PERMIT NUM		DESCRIPTION			AMT			ISSUED								
																	2024-0280		POOL ENCL			6,375			06/25/2024								
																	2024-0077		9X9 SPA			48,000			02/27/2024								
																	2023-0714		SFR			435,519			01/05/2024								
																	SALES DATA																
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE								
																	2620/1528		2/22/2023		WD	Q	V	02	259,000								
																	GRANTOR: DUKE DIANE W REVOCABL																
																	GRANTEE: FOWLER GORDON E & D																
																	2620/0030		1/31/2023		TD	U	V	11	100								
																	GRANTOR: DWD INHERITANCE IRREV																
																	GRANTEE: DUKE DIANE W REVOCA																
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																
																	TOTALS																
																	EXTRA FEATURES																
																	1772 CAMELLIA ST, FERNANDINA BEACH																
																	BLD DATE				LGL DATE		03/21/2024		MLU								
																	XF DATE				LAND DATE												
																	INC DATE				AG DATE												
L N	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																	
																	TOTAL OB/XF																
																	0																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000000	C	VAC RES	0		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000																
																	REVIEW DATE																
																	03/21/2024																
																	BY HS																
																	Total Acres: 0.00																
																	Total Land Value: 200,000																
																	Market: 0																
																	Agricultural: 0																
																	Common: 200,000																
																	PRINTED 08/06/2024 BY SYS																