

LOT 45 & PARCEL 34 OF 20-3N-29
PT OR 1050/1802
MIRAMAR BEACH PB 2/61

SEASIDE AMELIA INC/
PO BOX 22069
ST SIMONS ISLAND, GA 31522

2024

00-00-31-1460-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	09	PINE WOOD 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		55 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		20 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	ONE LEVEL 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1061.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	208	15	31	3,481
BAS	243	100	243	27,290
BAS	1,143	100	1,143	128,366
BAS	2,897	100	2,897	325,351
BAS	144	100	144	16,172
BAS	120	100	120	13,477
BAS	126	100	126	14,151
BAS	126	100	126	14,151
BAS	435	100	435	48,853
BAS	180	100	180	20,215
TOTALS	16,408		12,495	1,403,266

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0812	CONCRETE C
3	1123	CB 8"
4	1123	CB 8"
5	0851	PATIO STON
6	0142	BAR TOP A
7	0418	EXHST FAN
8	0964	HALON SYST
9	1242	WD DECK A
10	1242	WD DECK A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	002100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2101	04	12,495	109.5816	188.75	2,358,431	1946	1990	0	0	40.50	59.50		
1 RSTARANT 1 - 0% - 0													

TOTAL OB/XF 10,628													
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
1	0504	FP-ELECTRI	0	0	1.00	UT	2,400.00	2,400.00	100	1946	1946	3	20
2	0812	CONCRETE C	0	0	1,745.00	SF	4.00	4.00	100	1983	1983	3	41
3	1123	CB 8"	0	0	341.00	SF	6.15	6.15	100	1946	1946	3	20
4	1123	CB 8"	0	0	387.00	SF	6.15	6.15	100	2003	2003	3	83
5	0851	PATIO STON	0	0	221.00	SF	0.75	0.75	100	1991	1991	3	62
6	0142	BAR TOP A	0	0	29.00	LF	165.00	165.00	100	1990	1990	3	20
7	0418	EXHST FAN	0	0	2.00	UT	400.00	400.00	100	2002	2002	3	20
8	0964	HALON SYST	0	0	64.00	SF	50.00	50.00	100	2002	2002	3	82
9	1242	WD DECK A	0	0	454.00	SF	10.00	10.00	100	2003	2003	3	21
10	1242	WD DECK A	0	0	45.00	SF	10.00	10.00	100	2003	2003	3	21

TOTAL OB/XF 10,628													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	002100	C	RESTAURANT	0	0004	C-1	129.00	200.00	29,284.40	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		1,407,477	
TOTAL MARKET OB/XF VALUE		101,055	
TOTAL LAND VALUE - MARKET		2,049,908	
TOTAL MARKET VALUE		3,558,440	
SOH/AGL Deduction		1,133,598	
ASSESSED VALUE		2,424,842	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,424,842	
TOTAL JUST VALUE		3,558,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,661,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230032	METAL REROOF		10/06/2023
20182115	XFOB-DUNE WALKOVE	30,000	06/21/2018
20150058	SIGN	2,400	01/12/2015
20150059	SIGN	100	01/12/2015
20141375	SIGN	1,335	06/25/2014
20140959	SIGN	1,300	05/09/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1050/1802	4/19/2002	WD	Q	I	
GRANTOR: MONTGOMERY MITCHELL R					
GRANTEE: SEASIDE AMELIA INC					
1045/0282	3/22/2002	WD	U	I	06
GRANTOR: TODD LOUIS W					
GRANTEE: MONTGOMERY MITCHELL					

BUILDING NOTES													
BAS=[YR=2014] 180\$ FOP=[YR=2011] 610\$ BAS=[YR=2011] 144\$ BAS=[YR=2012] W29 BAS=[YR=1994] W59 BAS=[YR=2012] N4W9S14 FST=[YR=1993] S29 BAS=[YR=2012] S4 ULP=[YR=1993] W15S7E11S3E4N10S\$S10E9N14W9\$E9N29W9\$E9N10S\$S3 BAS=[YR=1994] S50E21 FST=[YR=1993] S11E13N2 DCK=[YR=2011] E33N5W23N4W10S9\$N9W13\$E6N41 W23N9W4\$E4S9E23S14 BAS=[YR=1994] S27E9N27W9\$E9S27E45 FOP=[YR=1993] S2E9N8W 9S6\$N6E7N15 UST=[YR=2011] E4N8W7S8E3\$ W3N8E3N9W17 BAS=[YR=2012] W12N10E12S10\$N10W12N5\$S15E29N15\$ PTR=N40 BAL=[YR=2011] N25W4FUS=[YR=2012] W3N8E3 CAN=[YR=2011] E4N8W4 STR=[YR=2011] E3N24W3S24\$S8\$N24 FOP=[YR=2011] N12W80S2W8 FUS=[YR=2012] W9S20 FUS=[YR=2012] S10 FOP=[YR=2011] W5S10 E5N10\$S1													

LOT 45 & PARCEL 34 OF 20-3N-29
PT OR 1050/1802
MIRAMAR BEACH PB 2/61

SEASIDE AMELIA INC/
PO BOX 22069
ST SIMONS ISLAND, GA 31522

2024

00-00-31-1460-0045-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	29	NONE 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floor	09	PINE WOOD 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Fixtures		1 100		
Frame	02	WOOD FRAME 100		
Story Height		8 100		
RMS		1 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	2100	RESTAURANTS/CAFE		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1061.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	696	1,706
TOTALS	696		696	1,706

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	696	18.9000	4.54	3,160	2005	2005	0	0	0	46.00	54.00

2 BARNS - 0% - 0

Heated Area: 696

HX Base Yr

29

24

29

24

BAS
2005

BLD DATE	01/07/2019	KK	LGL DATE	
XF DATE	01/07/2019	KK	LAND DATE	01/07/2019

**SEASIDE AMELIA INC/
PO BOX 22069
ST SIMONS ISLAND, GA 31522**

00-00-31-1460-0045-0000

[illegible]