

LOT 8
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

CUSTIS BRUCE & CAROL LVG TRUST/CUSTIS BRUCE L CO-T
2 BELLEMEADE CT
SAVANNAH, GA 31411

2024

00-00-31-1652-0008-0000



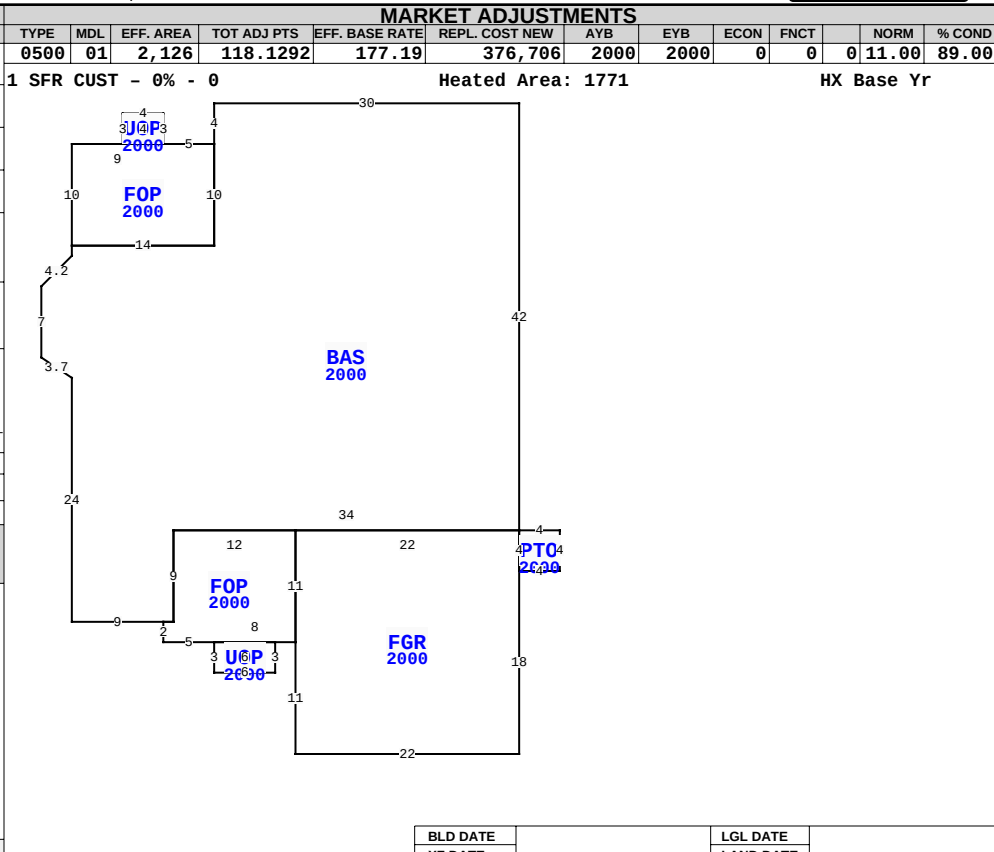
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1049.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100	1,771	279,285
FGR	484	55	266	41,948
FOP	134	30	40	6,308
FOP	140	30	42	6,623
PTO	16	5	1	158
UOP	12	20	2	315
UOP	18	20	4	631
TOTALS	2,575		2,126	335,268

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	868.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	
3	0851	PATIO STON	0	0	0	0	536.00	SF	0.75	0.75	
4	1242	WD DECK A	0	0	0	0	384.00	SF	10.00	10.00	
5	0476	VF 6 SBPL	0	0	0	0	114.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT	



2649 LONG BOAT DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		335,268	
TOTAL MARKET OB/XF VALUE		7,057	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		502,325	
SOH/AGL Deduction		63,095	
ASSESSED VALUE		439,230	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		439,230	
TOTAL JUST VALUE		502,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991732	NEW CONSTR	117,095	12/07/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2587/1690	8/19/2019	QC	U	I	11
GRANTOR: CUSTIS BRUCE L & CARO					
GRANTEE: CUSTIS BRUCE & CARO					
1923/0366	6/13/2014	WD	Q	I	02
GRANTOR: ROBUCCI JOSEPH W					
GRANTEE: CUSTIS BRUCE L & CA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W30 S4 FOP=[YR=2000] W5 UOP=[YR=2000] N3 W4 S3 E4\$ W9 S10 E14 N10\$ S10 W14 S1 D3 L3 S7 D2 R3 S24E9 FOP=[YR=2000] S2 E5 UOP=[YR=2000] S3 E6 N3 W6\$ E8 FGR=[YR=2000] S11 E22 N18 PTO=[YR=2000] E4 N4 W4 S4\$ N4 W22 S11\$ N11 W12 S9 W1\$ E1 N9 E34 N42\$.											