

LOT 31
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

MCALISTER ALBERT DIAL/CLARK LINDSAY OWENS
PO BOX 247
LAURENS, SC 29360

2024

00-00-31-1652-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	1049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	262,605
FGR	440	55	242	38,077
FOP	104	30	31	4,877
FOP	270	30	81	12,744
FOP	18	30	5	787
HXA	308	100	308	48,462
STR	33	10	3	472

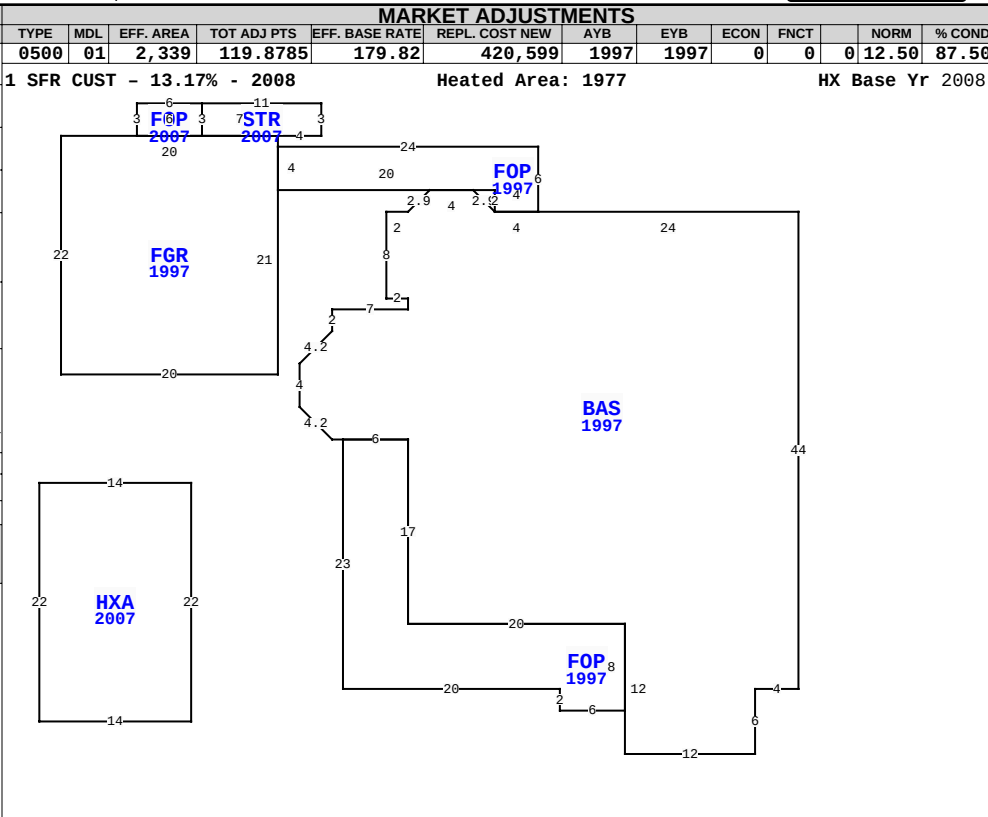
TOTALS	2,842		2,339	368,024
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0812	CONCRETE C	0 100	0	0	1,347.00	SF	4.00	4.00	100	1997	1997	3	73	3,933	
3	0810	CONCRETE A	0 100	0	0	189.00	SF	6.50	6.50	100	1997	1997	3	73	897	
4	0830	FLAGSTONE	0 100	0	0	154.00	SF	12.00	12.00	100	2005	2005	3	86	1,589	
5	0479	VF PICKET	0 100	6	0	6.00	LF	10.00	10.00	100	2005	2005	3	66	40	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2666 LONG BOAT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		368,024
TOTAL MARKET OB/XF VALUE		9,259
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		537,283
SOH/AGL Deduction		136,574
ASSESSED VALUE		400,709
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		350,709
TOTAL JUST VALUE		537,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090360	XFOB	4,900	03/18/2009
B9710335	NEW CONSTR	94,680	02/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/244	1/24/2024	WD	Q	I	02	850,000

GRANTOR: COVINGTON RONALD & KA	
GRANTEE: MCALISTER ALBERT DI	
2621/1821	2/24/2022 QC U I 11 100
GRANTOR: COVINGTON RONALD B &	
GRANTEE: BOGENBERGER PHILIP	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 FOP=[YR=1997] N6 W24 FGR=[YR=1997] N1
STR=[YR=2007] E4 N3 W11 FOP=[YR=2007] W6 S3 E6 N3\$ S3 E7\$
W20 S22 E20 N21\$ S4E20 S2 E4\$ W4 U2 L2 W4 D2 L2 W2 S8 E2 S1
W7 S2 D3 L3 S4 D3 R3 E1 FOP=[YR=1997] S23 E20S2 E6 N8 W20
N17 W6\$ E6 S17 E20 S12 E12 N6 E4 N44\$ PTR=W20 S25
HXA=[YR=2007] S22 E14 N22 W14\$ N25 E70\$.