

LOT 35 IN OR 2102/112
THE RESIDENCE @ AMELIA
LANDINGS #4 PB 6/29

LORE PAUL
149 LAKESIDE DR
PEACHTREE CITY, GA 30269-1710

2024

00-00-31-1652-0035-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,267	100	1,267	191,186
FGR	506	55	278	41,949
FOP	276	30	83	12,524
FUS	1,297	100	1,297	195,713
PTO	21	5	1	151
PTO	25	5	1	151
UOP	10	20	2	302
TOTALS	3,402		2,929	441,975

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0858	SCULP CONC	0	0	0	0	125.00	SF	13.00
3	0810	CONCRETE A	0	0	0	0	1,054.00	SF	6.50
4	1242	WD DECK A	0	0	0	0	339.00	SF	10.00
5	0858	SCULP CONC	0	0	0	0	517.00	SF	13.00
6	0475	VF 4 SBPL	0	0	0	0	60.00	LF	14.00
7	0469	VF LATTIC	0	0	0	0	60.00	SF	5.50

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,929	110.5440	165.82	485,687	1999	2004	0	0	0	9.00	91.00
1 SFR CUST - 0% - 0 Heated Area: 2564 HX Base Yr												
2794 LONG BOAT DR, FERNANDINA BEACH												

TOTAL OB/XF 17,503												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0858	SCULP CONC	0	0	0	0	125.00	SF	13.00	13.00	100	1999
3	0810	CONCRETE A	0	0	0	0	1,054.00	SF	6.50	6.50	100	1999
4	1242	WD DECK A	0	0	0	0	339.00	SF	10.00	10.00	100	2002
5	0858	SCULP CONC	0	0	0	0	517.00	SF	13.00	13.00	100	2003
6	0475	VF 4 SBPL	0	0	0	0	60.00	LF	14.00	14.00	100	2004
7	0469	VF LATTIC	0	0	0	0	60.00	SF	5.50	5.50	100	2004

TOTAL OB/XF 17,503												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					441,975				
TOTAL MARKET OB/XF VALUE					17,503				
TOTAL LAND VALUE - MARKET					160,000				
TOTAL MARKET VALUE					619,478				
SOH/AGL Deduction					91,030				
ASSESSED VALUE					528,448				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					528,448				
TOTAL JUST VALUE					619,478				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					600,002				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210750	REPAIR/RRF	0	11/04/2021
B021351	XF0B	1,000	08/07/2002
B984863	NEW CONSTR	153,208	01/27/1999

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2102/0112		2/17/2017	WD	Q	I	01	475,000		
GRANTOR: IZZO PAULA M									
GRANTEE: LORE PAUL									
0865/1368		2/03/1999	WD	Q	V		40,000		
GRANTOR: TREVETT HOMES									
GRANTEE: IZZO GARY F & PAULA									

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1999] W23 BAS=[YR=1999] W3 N2 W1 PTO=[YR=1999] N3 W7 S3 E7 \$ W8 S2 W33 S12 FOP=[YR=1999] S21 E24 UOP=[YR=1999] S2 E5 N2 W5 \$ E7 N6 W25 N15 W6 \$ E6 S15 E25 S6 E2 S4 E10 N4 E2 N6 PTO=[YR=1999] E5 N5 W5 S5 \$ N27 \$ S22 E23 N22 \$ PTR=E15 FUS=[YR=1999] E32 N2 E13 S35 W2 S4 W10 N4 W2 N6 W14 S2 W11 N17 W6 N12 \$ W15 \$.									