

LOT 18
AMELIA OAKS PBK 8/85

TYLER DAVID G
235 WEST BENSON STREET
DECATUR, GA 30030

2024

29-3N-28-0100-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1,449	282,230
FGR	264	55	145	28,243
FOP	152	30	46	8,959
FSP	190	40	76	14,803
FST	210	55	116	22,594
FUS	1,107	100	1,107	215,616
STP	12	10	1	195
STP	18	10	2	390
STR	32	10	3	584
TOTALS	3,434		2,945	573,615

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0	0	0	335.00	SF	7.00	
3	0855	CONC PAVER	0	0	0	36.00	SF	7.00	
4	0855	CONC PAVER	0	0	0	480.00	SF	10.00	

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,945	121.0720	199.77	588,323	2017	2017	0	0
1 SFR CUST - 0% - 2023									
Heated Area: 2556									
HX Base Yr									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

1926 AMELIA OAKS DR, FERNANDINA BEACH									
TOTAL OB/XF 9,279									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					573,615				
TOTAL MARKET OB/XF VALUE					9,279				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					857,894				
SOH/AGL Deduction					79,954				
ASSESSED VALUE					777,940				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					777,940				
TOTAL JUST VALUE					857,894				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					707,218				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162307	CO ISSUED	0	11/28/2017
20162307	NEW CONSTR	295,836	08/22/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2580/1037	7/21/2022	WD	Q	I	01	1,075,000	
GRANTOR: MOUNTJOY MATTHEW & JE							
GRANTEE: TYLER DAVID G							
2478/1389	7/01/2021	CT	U	I	18	650,100	
GRANTOR: CLERK OF COURTS							
GRANTEE: MOUNTJOY MATTHEW &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2022] W9 STP=[YR=2017] N2 W6 S2 E6 \$ W10 S5 BAS=[YR=2017] W15 S30 FGR=[YR=2017] S24 E11 N24 W11\$ E11 S28 FOP=[YR=2017] S8 STP=[YR=2017] S3 E6 N3 W6\$ E19 N8 W19\$ E19 N30 E4 N23 W19 N5\$ S5 E19 N10\$ PTR= E15 FST=[YR=2017] E15 FUS=[YR=2017] N9 E15 S53 W19 N11 STR=[YR=2017] N8 E4 S8 W4\$ E4 N8 W4 S8 W3 S3 W5 N3 W3 N19 E15 N14\$ S14 W15 N14\$ W15\$.									