UNIT A-113
IN OR 1738/976 & OR 1846/493
AMELIA SURF & RACQUET CLUB #2

COOK KATHLEEN HATCHER
5045 HOPEWELL ROAD
MUSELLA, GA 30166

2025

00-00-30-0090-000A-1130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,064			1,064	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0090000		1,064				1982	1982	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

4800 AMELIA ISLAND PKWY A-113, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	714,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	714,000
SOH/AGL Deduction	118,083
ASSESSED VALUE	595,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,917
TOTAL JUST VALUE	714,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	567,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26168	REMODEL	4,653	06/01/2012
M16709	H/AC	0	12/01/2011
B25269	REMODEL	23,870	10/01/2011
B20746	WINDOWS	13,688	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1738/0976	5/06/2011	PR	U	I	19	100
GRANTOR: HATCHER MILFORD B JR						
GRANTEE: COOK KATHLEEN HATCH						
0743/1086	11/06/1995	WD	Q	I	01	155,000
GRANTOR: HATCHER FAMILY PARTNE						
GRANTEE: HATCHER MARION C						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS