

UNIT B-174
IN OR 1988/4
AMELIA SURF & RACQUET CLUB 3

HICKS HARVEY W III & SHANNON M JOINT REV TRUST/HIC
648 INNISBROOK LANE
SPARTANBURG, SC 29306

2025

00-00-30-0090-000B-1740

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
Floor		7 100	0090000		772				1982	1982	100	100	0		STANDARD			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												Tax Group: 8 Tax Dist:			
Recreation	TENNIS CT	TENNIS CT 100													BUILDING MARKET VALUE 533,600			
Location	INTERIOR	INTERIOR 100													TOTAL MARKET OB/XF VALUE 0			
View Lump Sum	OCEAN	OCEAN 100													TOTAL LAND VALUE - MARKET 0			
Desirability	FLOOR	7TH FLOOR 100													TOTAL MARKET VALUE 533,600			
Balcony	FOP/PATIO	FOP/PATIO 100													SOH/AGL Deduction 68,163			
Parking	OPEN	OPEN 100													ASSESSED VALUE 465,437			
Bedrooms		1 100													TOTAL EXEMPTION VALUE 0			
Bathrooms		1 100													BASE TAXABLE VALUE 465,437			
Oth Rooms		2 100													TOTAL JUST VALUE 533,600			
User Defined	ORIGINAL	ORIGINAL 100													NCON VALUE 0			
															INCOME VALUE			
															PREVIOUS YEAR MKT VALUE 527,850			
															PERMIT NUM DESCRIPTION AMT ISSUED			
															SALES DATA			
															OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE			
															2614/1920 1/19/2023 QC U I 11 100			
															GRANTOR: HICKS HARVEY W III & GRANTEE: HICKS HARVEY W III			
															1988/0004 6/24/2015 WD Q I 02 250,000			
															GRANTOR: LIEBER NAAVA GRANTEE: HICKS HARVEY W III			
															BUILDING NOTES			
															BUILDING DIMENSIONS			

EXTRA FEATURES															TOTAL OB/XF			
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		
4800 AMELIA ISLAND PKWY B-174, FERNANDINA BEACH																		
BLD DATE																		
XF DATE																		
INC DATE																		
LGL DATE																		
LAND DATE																		
AG DATE																		
															0			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV