PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

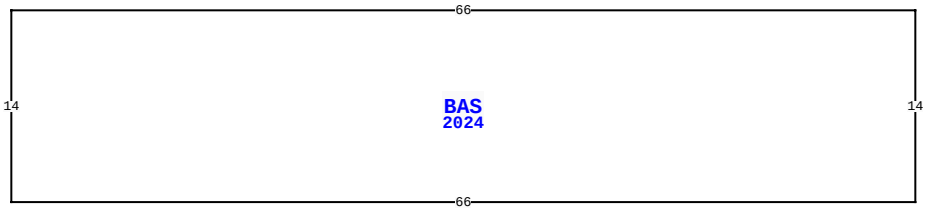
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	87,899
TOTALS	924			924	87,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	114.2000	97.07	89,693	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 0% - 2024 Heated Area: 924 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

AMELIA ISLAND MH PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220016001	CO'D - LOT 12		09/12/2023
220016003	CO'D - LOT 11		09/12/2023
220016005	CO'D - LOT 7		09/12/2023
220016006	CO'D - LOT 6		09/12/2023
230007132	CO'D - LOT 10		09/12/2023
23007136			09/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E66 S14 W66 N14 $
.

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
1	0511	GARAGE CB-	0	0	24	16	384.00	SF	40.00	40.00	100	1981	1981	3	32.5	4,992	
2	0811	CONCRETE B	0	0	0	0	585.00	SF	5.20	5.20	100	1981	1981	3	32.5	989	
3	2810	MH SPACE	0	0	0	0	15.00	SF	2,400.00	2,400.00	100	0	0	3	100	36,000	
4	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	2006	2006	3	24	211	
5	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1981	1981	3	32.5	53	
7	0812	CONCRETE C	0	0	30	10	300.00	SF	4.00	4.00	100	1982	1982	3	35	420	
9	0752	USP	0	0	16	10	160.00	SF	15.00	15.00	100	1998	1998	3	25	600	
11	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
12	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	1998	1998	3	20	120	
17	0810	CONCRETE A	0	0	33	2	66.00	SF	4.36	4.36	100	2005	2005	3	84	241	

TOTAL OB/XF 43,882

LAND DESCRIPTION

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
1	002810	C	TRLR PARK	0		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	140,000.00	140,000.00	140,000							
2	002810	C	TRLR PARK	0		RSF-2	0.00	0.00	2.17	AC		1.00	1.00	0.35	140,000.00	49,000.00	106,330							

REVIEW DATE 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

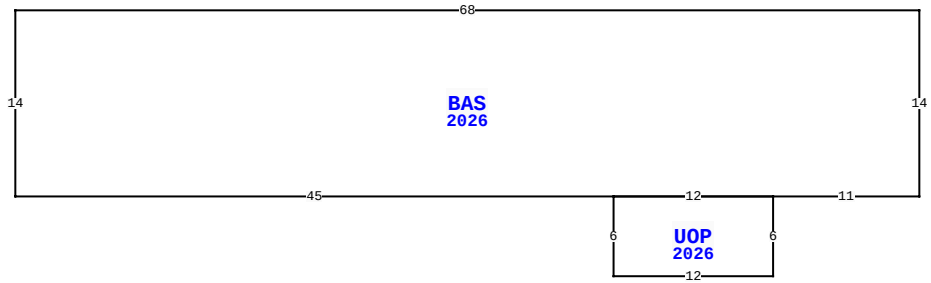
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	2026	952	25,296
UOP	72	25	2026	18	478
TOTALS	1,024			970	25,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	970	104.2000	88.57	85,913	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 2025 Heated Area: 952 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 12 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007136	MH MOVE ON- LOT 1		06/02/2023
230007136	CO'D 9/23 LT1		06/02/2023
230007132	CO'D 9/23 LT10		06/02/2023
22016001	CO'D 9/23 LT12	0	10/25/2022
22016003	CO'D 9/23 LT11	0	10/25/2022
22016004	MH MOVE-ON _ LOT	0	10/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E68 S14 W11 W12 W45 N14 $
UOP=[YR=2026;ORIG=85,34] E12 S6 W12 N6 $
.

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
20	0443	STK FNC 6'	0	0	0	0	53.00	LF	10.00	10.00	100	2004	2004	3	21	111	
30	0680	POLE SHED	0	0	24	24	576.00	SF	10.00	10.00	100	2025	2024		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 5,871

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 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

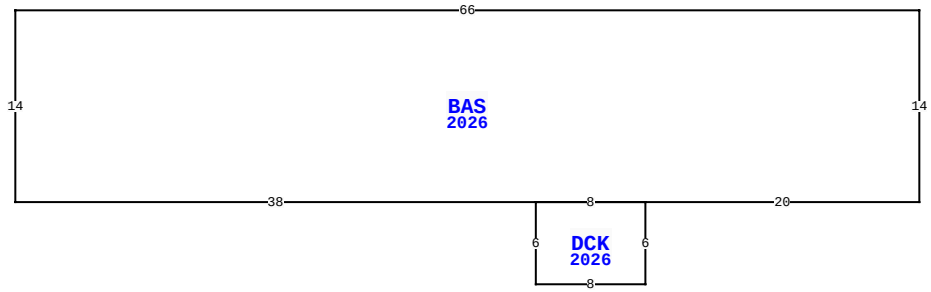
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2026	924	23,462
DCK	48	15	2026	7	178
TOTALS	972			931	23,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	931	105.8000	84.64	78,800	1985	1985	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016005	CO'D 9/23 LT7	0	10/25/2022
22016006	CO'D 9/23 LT6	0	10/25/2022
22016007	MH MOVE-ON _ LOT	0	10/25/2022
22010776	DEMOLITION MH _ L	0	07/15/2022
22010777	DEMOLITION MH _ L	0	07/15/2022
22010778	DEMOLITION MH _ L	0	07/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E66 S14 W20 W8 W38 N14 $
DCK=[YR=2026;ORIG=78,34] E8 S6 W8 N6 $
.

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 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

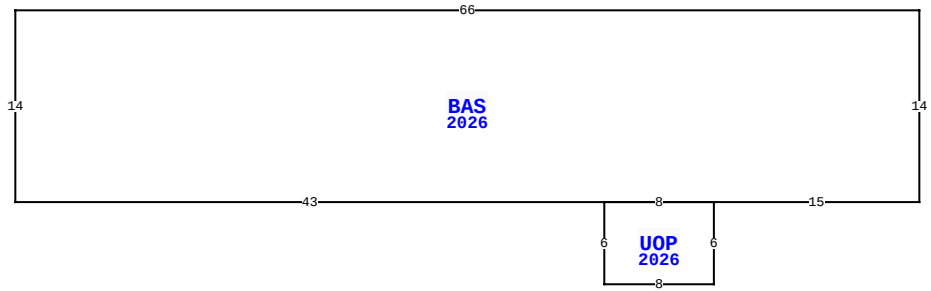
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2026	924	27,285
UOP	48	25	2026	12	354
TOTALS	972			936	27,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	936	115.8000	98.43	92,130	1995	1995	0	0	0	70.00	30.00

4 M/H 94+ – 0% - 2025 Heated Area: 924 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23778	NEW CONSTR	1,500	07/01/2010
M14215	H/AC	0	10/01/2008
C0099	CO ISSUED	0	01/01/2007
MH070099	MH MOVE-ON	0	01/01/2007
E017826	CHNGE SRVC	250	03/01/2001
E996362	CHNGE SRVC	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E66 S14 W15 W8 W43 N14 $
UOP=[YR=2026;ORIG=83,34] E8 S6 W8 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

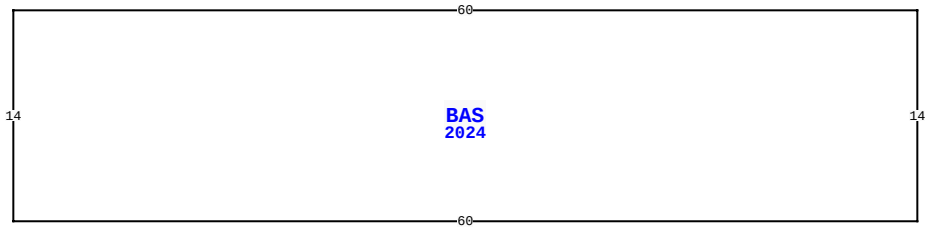
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	79,908
TOTALS	840			840	79,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	114.2000	97.07	81,539	2022	2022	0	0	0	2.00	98.00

6 M/H 94+ – 0% - 2024 Heated Area: 840 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 12 8

VALUATION SUMMARY

VALUATION BY	STANDARD
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ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8685	MH MOVE-ON	5,000	09/20/1991
8613	MH MOVE-ON	7,000	07/12/1991

SALES DATA

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2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] E60 S14 W60 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

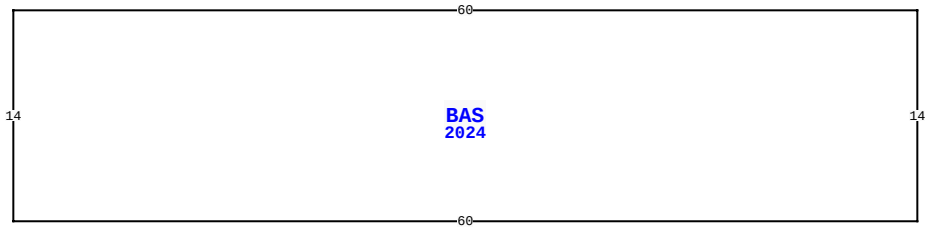
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	79,908
TOTALS	840			840	79,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	114.2000	97.07	81,539	2022	2022	0	0	0	2.00	98.00

7 M/H 94+ – 0% - 2024 Heated Area: 840 HX Base Yr



NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] E60 S14 W60 N14 $
.

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 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

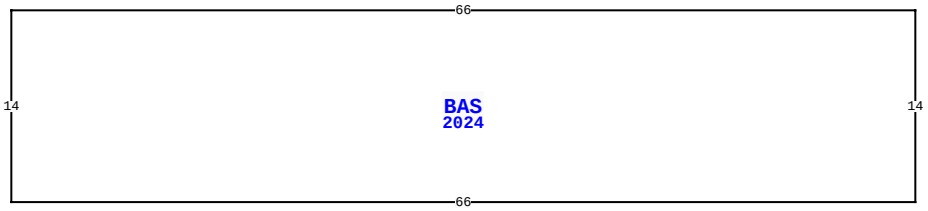
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	87,899
TOTALS	924			924	87,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	114.2000	97.07	89,693	2022	2022	0	0	0	2.00	98.00

10 M/H 94+ – 0% - 2024 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] E66 S14 W66 N14 $
.

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 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

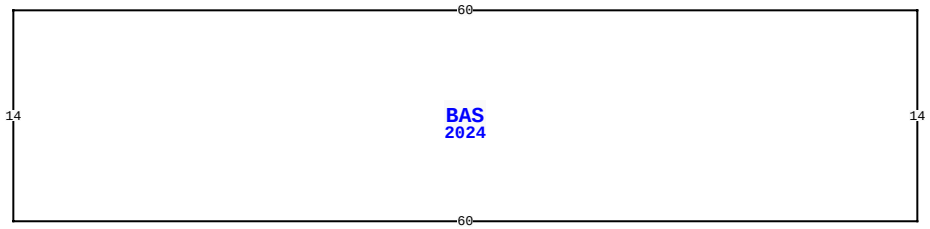
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	79,908
TOTALS	840			840	79,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	114.2000	97.07	81,539	2022	2022	0	0	0	2.00	98.00

11 M/H 94+ – 0% - 2024 Heated Area: 840 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] E60 S14 W60 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

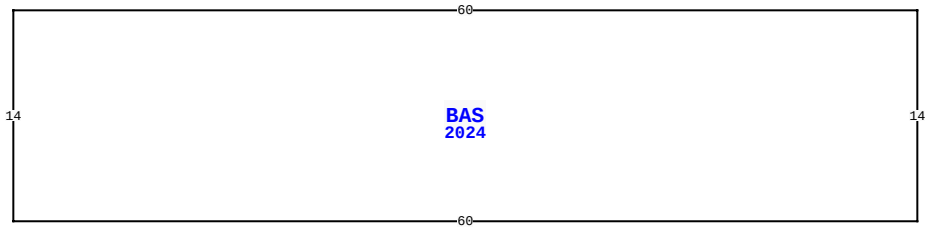
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	79,908
TOTALS	840			840	79,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	114.2000	97.07	81,539	2022	2022	0	0	0	2.00	98.00

12 M/H 94+ – 0% - 2024 Heated Area: 840 HX Base Yr



NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] E60 S14 W60 N14 $
.

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 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

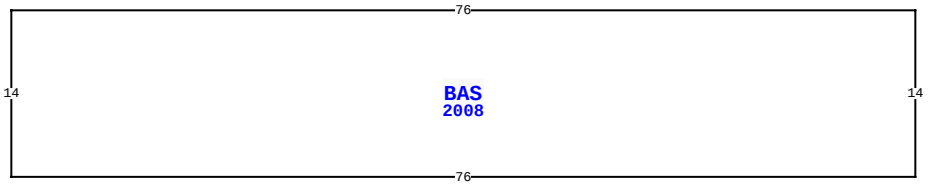
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2008	1,064	29,417
TOTALS	1,064			1,064	29,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	115.2000	92.16	98,058	1989	1989	0	0	0	70.00	30.00

13 M/H 93- – 0% - 2023 Heated Area: 1064 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S14 E76 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

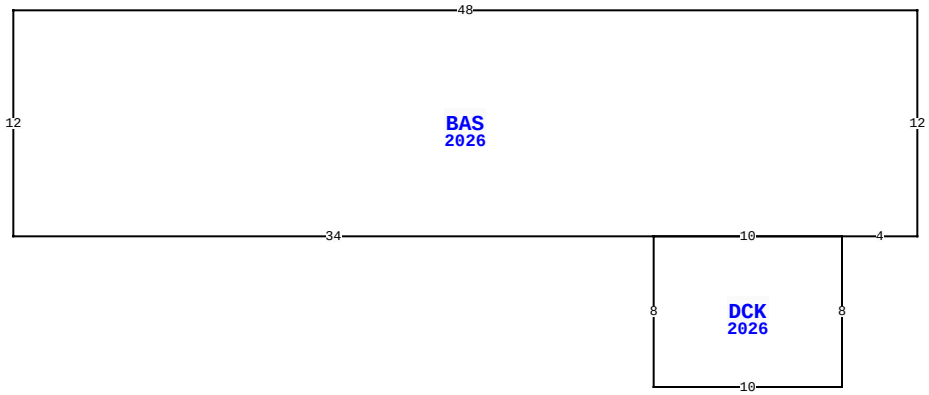
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2026	576	14,488
DCK	80	15	2026	12	302
TOTALS	656			588	14,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	588	104.8000	83.84	49,298	1985	1985	0	0	0	70.00	30.00

14 M/H 93- – 0% - 2025 Heated Area: 576 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 11 of 12 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,20] E48 S12 W4 W10 W34 N12 $
DCK=[YR=2026;ORIG=84,32] E10 S8 W10 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2025

00-00-30-034B-0023-0050

BUILDING CHARACTERISTICS

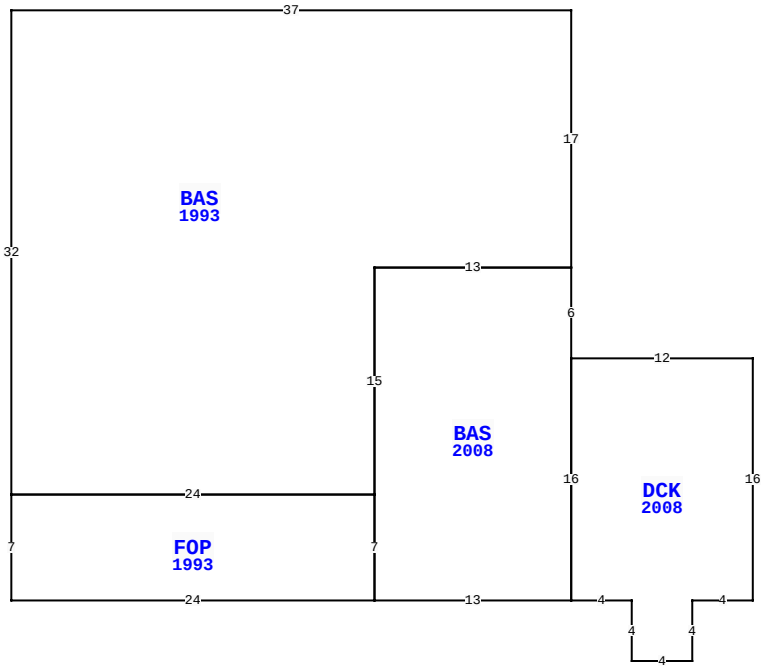
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100	1993	989	92,609
BAS	286	100	2008	286	26,781
DCK	208	10	2008	21	1,966
FOP	168	30	1993	50	4,682
TOTALS	1,651			1,346	126,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	109.2000	109.20	146,983	1938	1995	0	0	0	14.25	85.75

16 SINGLE FAM – 0% - 2023 Heated Area: 1275 HX Base Yr



2047 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	742,727
TOTAL MARKET OB/XF VALUE	49,753
TOTAL LAND VALUE - MARKET	246,330
TOTAL MARKET VALUE	1,038,810
SOH/AGL Deduction	47,921
ASSESSED VALUE	990,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,889
TOTAL JUST VALUE	1,038,810
NCON VALUE	171,523
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2608/1144	12/12/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						
2598/910	8/10/2022	QC	U	I	11	100
GRANTOR: ROGERS COLTON JACKSON						
GRANTEE: AMELIA ISLAND MOBIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W37 S32 E24 N15 E13 N17 $
BAS=[YR=2008;ORIG=-13,39] E13 N16 N6 W13 S15 S7 $
DCK=[YR=2008;ORIG=0,39] E4 S4 E4 N4 E4 N16 W12 S16 $
FOP=[YR=1993;ORIG=-37,32] S7 E24 N7 W24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 246,330 Market: 0 Agricultural: 0 Common: 246,330 PRINTED 07/30/2025 BY SYS