

LOT 4
DUNES OF AMELIA PHASE 2
PBK 8/280

PATE SUSAN ELAINE/DAVIS LEIGH ANN
3475 RALPH PHELPS RD
LOUISVILLE, TN 37777

2025

00-00-30-044D-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Occupancy	00	NONE 100

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Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2121.100

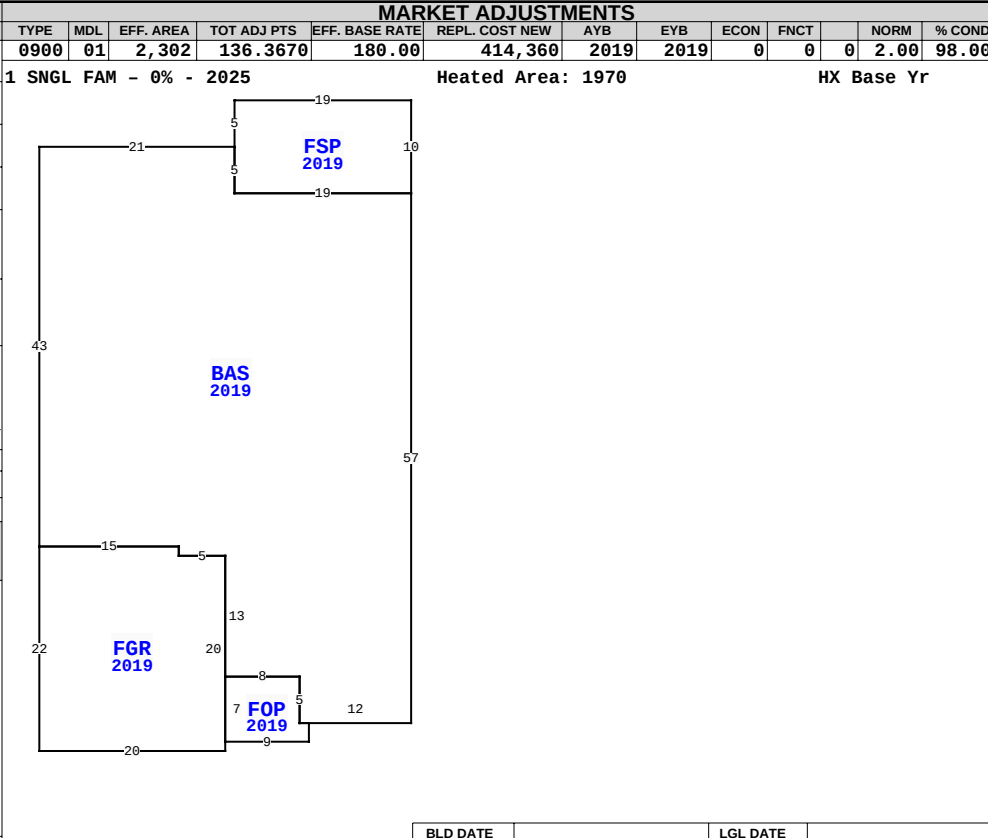
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	2019	1,970	347,508
FGR	435	55	2019	239	42,160
FOP	58	30	2019	17	2,999
FSP	190	40	2019	76	13,406
TOTALS	2,653			2,302	406,073

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
1	0855	CONC PAVER	0	0	0	636.00	SF	7.00	7.00	100	2019	2019	3	97	4,318	
2	0855	CONC PAVER	0	0	0	36.00	SF	7.00	7.00	100	2019	2019	3	97	244	

LAND DESCRIPTION			TOTAL OB/XF 4,562													
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
1	000100	C	RES	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00

REVIEW DATE 07/12/2019 BY DJ



2877 TURTLE SHORES DR, FERNANDINA BEACH

TOTAL OB/XF 4,562		
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Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		406,073	
TOTAL MARKET OB/XF VALUE		4,562	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		575,635	
SOH/AGL Deduction		0	
ASSESSED VALUE		575,635	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		575,635	
TOTAL JUST VALUE		575,635	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		541,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183946	NEW CONSTR	264,109	11/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1795	3/14/2024	WD	Q	I	01	700,000
GRANTOR: SEUBERT FAMILY REV LI						
GRANTEE: PATE SUSAN ELAINE						
2411/0351	11/10/2020	QC	U	I	11	100
GRANTOR: SEUBERT JOHN M & MARY						
GRANTEE: SEUBERT FAMILY REV O						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FSP=[YR=2019] W19 S5 BAS=[YR=2019] W21 S43 FGR=[YR=2019] S22 E20 N1 FOP=[YR=2019] E9 N2 W1 N5 W8 S7\$ N20 W5 N1 W15\$ E15 S1 E5 S13 E8 S5 E12 N57 W19 N5\$ S5 E19 N10\$.																