UNIT 13
AMELIA BY THE SEA OR 148/542

BATTERY HEIGHTS INVESTMENTS LLC
516 CHESTNUT ST STE 104
CHATTANOOGA, TN 37402

2025

00-00-31-1010-0013-0000

BUILDING CHARACTERISTICS

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

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1066.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,170			1,170	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1010000		1,170				1973	1973	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3240 S FLETCHER AV 213, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	598,122
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	598,122
SOH/AGL Deduction	0
ASSESSED VALUE	598,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	598,122
TOTAL JUST VALUE	598,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	592,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181645	REMODEL	100,000	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0177	8/30/2021	WD	Q	I	01	585,000
GRANTOR: MURPHY KATHLEEN M						
GRANTEE: BATTERY HEIGHTS INV						
2315/0963	10/28/2019	LE	U	I	11	100
GRANTOR: MURPHY KATHLEEN MARGA						
GRANTEE: BANNON SUSAN M & TH						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS