LOT 27
IN OR 1687/406
AMELIA LIGHTHOUSE RESERVATION

SINCLAIR PROPERTIES OF FERNANDINA BEACH LLC
306 WESTSIDE DRIVE
DOUGLAS, GA 31533

2025

00-00-31-1020-0027-0000

BUILDING CHARACTERISTICS

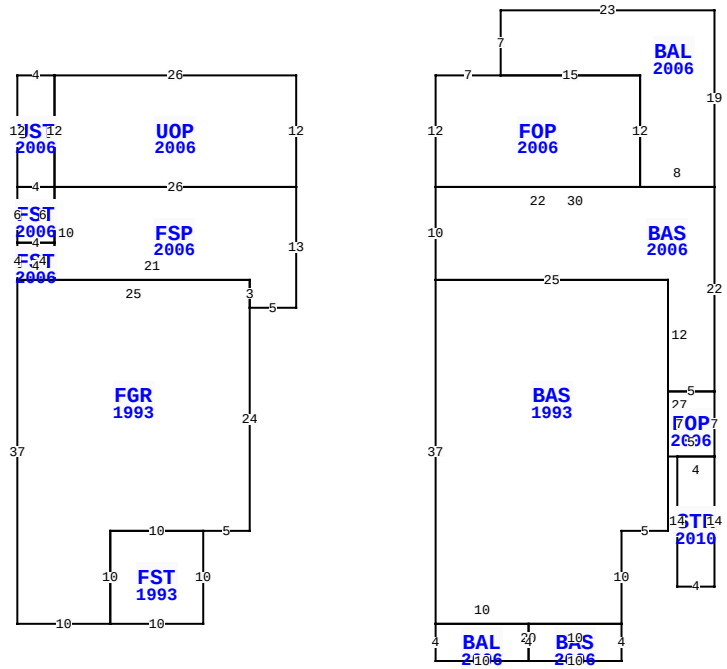
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2006	6	1,315
BAL	257	15	2006	39	8,545
BAS	875	100	1993	875	191,713
BAS	40	100	2006	40	8,764
BAS	360	100	2006	360	78,876
FGR	775	55	1993	426	93,337
FOP	35	30	2006	10	2,191
FOP	264	30	2006	79	17,309
FSP	275	40	2006	110	24,101
FST	100	55	1993	55	12,050
TOTALS	3,477			2,112	462,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,112	152.3861	240.77	508,506	1929	2005	0	0	0	9.00	91.00

1 SFR CUST – 0% - 0 Heated Area: 1275 HX Base Yr



** This building has 15 Sub-Areas

146 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	462,740
TOTAL MARKET OB/XF VALUE	14,808
TOTAL LAND VALUE - MARKET	798,000
TOTAL MARKET VALUE	1,275,548
SOH/AGL Deduction	10,501
ASSESSED VALUE	1,265,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,265,047
TOTAL JUST VALUE	1,275,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,150,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160485	BEACHWALK	30,000	02/24/2016
20090827	ELEC OTHER	500	06/29/2009
20061584	OTHER	500	07/07/2006
20061228	GAS	400	06/01/2006
20060200	H/AC	4,400	01/24/2006
20052767	REMODEL	2,000	10/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0944	12/29/2021	WD	Q	I	01	1,500,000
GRANTOR: SEIFERT RACHEL ANNE						
GRANTEE: SINCLAIR PROPERTIES						
1687/0406	7/01/2010	WD	U	I	35	860,000
GRANTOR: GIAKAS DENISE DEANDRE						
GRANTEE: SEIFERT RACHEL ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] N10FGR=[YR=1993] E5N24 FSP=[YR=2006] E5N13UOP=[YR=2006] N12W26 UST=[YR=2006] W4S12FST=[YR=2006] S6 FST=[YR=2006] S4E4N4W4$E4N6W4$E4N12$ S12E26$W26S10E21S3$N3W25S37E10 N10E10$W10S10E10$ PTR=E25S4 BAL=[YR=2006] N4 BAS=[YR=1993] N37BAS=[YR=2006] N10 FOP=[YR=2006] N12E7BAL=[YR=2006] N7E23 S19W8N12W15$E15S12W22$ E30 S22 FOP=[YR=2006] S7 STR=[YR=2010] S14W4N14E4$ W5 N7 E5$W5 N12 W25$E25 S27 W5 S10 BAS=[YR=2006] S4 W10N4E10$W20$ E10S4 W10$N4W25$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2006	2006	3	24	336	
3	0810	CONCRETE A	0	0	4	9	36.00	SF	9.10	9.10	100	1960	1960	3	20	66	
4	0810	CONCRETE A	0	0	0	0	370.00	SF	8.13	8.13	100	2006	2006	3	86	2,585	
5	0810	CONCRETE A	0	0	24	5	120.00	SF	6.50	6.50	100	2006	2006	3	86	671	
6	0825	BRICK	0	0	0	0	140.00	SF	12.50	12.50	100	2006	2006	3	96	1,680	
7	1076	TRELLIS A	0	0	0	0	120.00	SF	15.00	15.00	100	2006	2006	3	40	720	
8	0415	BEACHWALK	0	0	0	0	700.00	SF	11.50	11.50	100	2016	2016	3	70	5,635	

LAND DESCRIPTION

TOTAL OB/XF 14,808

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	000120	C	RES OCEAN	0	0006	R-3	42.00	266.00	42.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	798,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 798,000 Market: 0 Agricultural: 0 Common: 798,000 PRINTED 07/30/2025 BY SYS