LOT 36
IN OR 1917/1570
AMELIA LIGHTHOUSE RESERVATION

THE GILLIS BEACH HOUSE LLC
PO BOX 174
WAYCROSS, GA 31502

2025

00-00-31-1020-0036-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

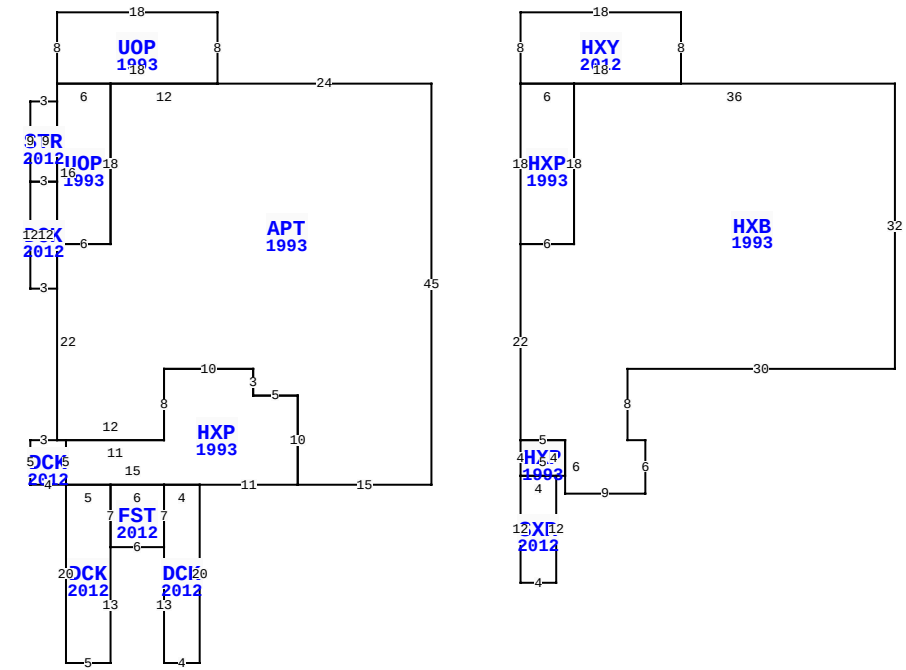
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,542	100	1993	1,542	193,892
DCK	20	10	2012	2	251
DCK	36	10	2012	4	503
DCK	80	10	2012	8	1,006
DCK	100	10	2012	10	1,258
FST	42	55	2012	23	2,892
HXB	1,386	100	1993	1,386	174,277
HXP	20	30	1993	6	754
HXP	108	30	1993	32	4,024
HXP	235	30	1993	70	8,802
TOTALS	4,040			3,164	397,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,164	107.6400	142.08	449,541	1926	2000	0	0	0	11.50	88.50

1 DUPLEX – 0% - 0 Heated Area: 2928 HX Base Yr



** This building has 15 Sub-Areas

254 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	397,844
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,348,516
SOH/AGL Deduction	174,280
ASSESSED VALUE	1,174,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,174,236
TOTAL JUST VALUE	1,348,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,204,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121195	NEW AC INSTALLED	4,000	06/20/2012
20121166	TUB,FIXTURES/WATE	2,000	06/18/2012
20121002	NEW 2 GANG METER	1,800	06/05/2012
20121002	NEW METERS/WIRE A	1,800	06/05/2012
20120445	WINDOWS/SIDING/DE	8,000	03/16/2012
20040573	REROOF W/30YR SHN	4,000	03/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1917/1570	5/14/2014	QC	U	I	11	100
GRANTOR: GILLIS JAMES CONWAY J						
GRANTEE: THE GILLIS BEACH HO						
1877/0772	3/28/2013	QC	U	I	11	100
GRANTOR: WHEELER NORMA GILLIS						
GRANTEE: MORTON WANDA W ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 UOP=[YR=1993] N8 W18 S8 UOP=[YR=1993] S2 STR=[YR=2012] W3S9 DCK=[YR=2012] S12E3N12W3$E3N9$S16 E6 N18 W6 $ E18 $ W12S18 W6 S22 DCK=[YR=2012] W3S5E4DCK=[YR=2012] S20E5N13 FST=[YR=2012] E6 DCK=[YR=2012] S13E4N20 HXP=[YR=1993] E11N10W5N3W10S8W11S5 E15$W4S7$ N7W6S7$ N7W5$ N5W1$ E12N8E10S3E5S10 E15N45$ PTR= E10N8 HXY=[YR=2012] S8HXP=[YR=1993] S18 HXB=[YR=1993] S22 HXP=[YR=1993] S4 SXR=[YR=2012] S12E4N12W4$E5N4W5$ E5 S6E9 N6W2 N8E30 N32 W36S18 W6$ E6N18W6$ E18N8W18$ S8W10$.

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	0351	CARPORT MT	0	0	14	24	336.00	SF	10.00	10.00	100	1980	1980	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 672

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	50.00	266.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS