LOT 48
AMELIA LIGHTHOUSE RESERVATION
PB 2/24

LOVELACE RYAN E REV TRUST/LOVELACE RYAN E TRUSTEE
3509 MAULDIN WOODS TRAIL
FRANKLIN, TN 37064

2025

00-00-31-1020-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04

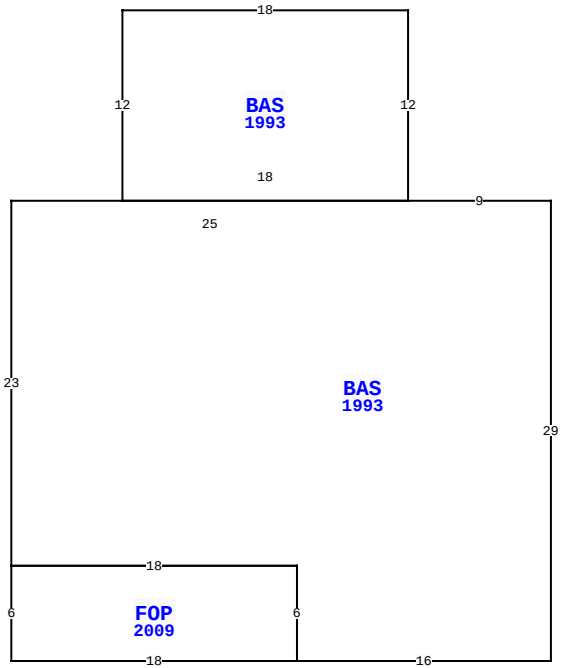
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	1993	216	40,437
BAS	878	100	1993	878	164,369
FOP	108	30	2009	32	5,991
TOTALS	1,202			1,126	210,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,126	156.7104	206.86	232,924	1956	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 1094 HX Base Yr



BLD DATE	01/06/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/10/2025 DC
INC DATE		AG DATE	

115 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,796
TOTAL MARKET OB/XF VALUE	831
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	586,627
SOH/AGL Deduction	0
ASSESSED VALUE	586,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,627
TOTAL JUST VALUE	586,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	591,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132723	REMODEL	400	12/03/2013
20132730	H/AC	500	12/03/2013
20121554	UG 200 AMP	850	08/01/2012
20090954	PORCH & EVE REPAI	0	07/22/2009
20090852	RENOVATE BATHRM F	1,425	07/01/2009
20090767	11 WINDOWS REPLAC	9,316	06/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0086	11/19/2019	QC	U	I	11	100
GRANTOR: LOVELACE RYAN E & TER						
GRANTEE: LOVELACE RYAN E & T						
2297/0296	8/12/2019	WD	Q	I	01	493,600
GRANTOR: SHELTON WALTER L & SA						
GRANTEE: LOVELACE RYAN E & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 BAS=[YR=1993] N12 W18 S12 E18 $ W25 S23
FOP=[YR=2009] S6 E18 N6 W18 $ E18 S6 E16 N29 $.

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	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	2009	2009	3	89	555	
2	1243	WD DECK F	0	0	12	18	216.00	SF	3.20	3.20	100	2010	2010	3	40	276	

LAND DESCRIPTION

TOTAL OB/XF 831

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	000100	C	RES	0	0006	R-3	50.00	260.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 10/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS