BLDG 3 UNIT 102
AMELIA WOODS BEACH &
RACQUET CLUB IN OR 240/639

MACKAY CHRISTINE W
10040 FAIRWAY VILLAGE DRIVE
ROSWELL, GA 30076

2025

00-00-31-1035-0003-0102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	BLDG 3	BLDG 3 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		4 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA: 01

NEIGHBORHOOD/LOC: 1085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,720			1,720	

MARKET ADJUSTMENTS

1035000

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,720				1974	1974	100	100	0		

1 CONDO – 0% - 2025 HX Base Yr

2700 MIZELL AV 302, 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	355,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	355,500
SOH/AGL Deduction	0
ASSESSED VALUE	355,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,500
TOTAL JUST VALUE	355,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222215	DOOR	0	05/12/2022
20102192	H/AC	1,500	12/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1288	4/23/2024	WD	Q	I	01	455,000
GRANTOR: WALLEY CHRISTOPHER E						
GRANTEE: MACKAY CHRISTINE W						
2613/0100	1/11/2023	WD	Q	I	01	389,000
GRANTOR: CUSHMAN DAVID C						
GRANTEE: WALLEY CHRISTOPHER						

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