

BLDG 7 UNIT 106  
IN OR 596 PG 80  
AMELIA WOODS BEACH &

SWEAT FORREST W JR & SUSAN D  
P O BOX 1144  
BLACKSHEAR, GA 31516

2025

00-00-31-1035-0007-0106

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Floor		1 100	1035000		1,360				1974	1974	100	100	0			STANDARD								
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											VALUATION BY										
Recreation	TENNIS CT	TENNIS CT 100												Tax Group: 2	Tax Dist:									
Location	CORNER	CORNER 100												BUILDING MARKET VALUE	295,900									
View Lump	TYPICAL	TYPICAL 100												TOTAL MARKET OB/XF VALUE	0									
Desirability	BLDG 7	BLDG 7 100												TOTAL LAND VALUE - MARKET	0									
Balcony	FOP/PATIO	FOP/PATIO 100												TOTAL MARKET VALUE	295,900									
Parking	OPEN	OPEN 100												SOH/AGL Deduction	29,132									
Bedrooms		2 100												ASSESSED VALUE	266,768									
Bathrooms		2.5 100												TOTAL EXEMPTION VALUE	0									
Oth Rooms		4 100												BASE TAXABLE VALUE	266,768									
Quality		03	Quality Level 03											TOTAL JUST VALUE	295,900									
DOR CODE		0400	CONDOMINIUM											NCON VALUE	0									
MAP NUM			MKT AREA 01											INCOME VALUE										
NEIGHBORHOOD/LOC		1085.00												PREVIOUS YEAR MKT VALUE	293,000									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												PERMIT NUM		DESCRIPTION	AMT	ISSUED			
																	SALES DATA							
TOTALS		1,360		1,360													OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
EXTRA FEATURES		2700 MIZELL AV 706, FERNANDINA BEACH											0596/0080	4/27/1990	WD	Q	I		53,300					
L N	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	GRANTOR: ROCHELEAU WM & HILD							
																	GRANTEE: SWEAT FORREST & SUS							
																	0567/1052 4/17/1989 WD Q I 50,000							
																	GRANTOR: LICHTER SUZANNE							
																	GRANTEE: ROCHELEAU WM & H W							
BUILDING NOTES																								
BUILDING DIMENSIONS																								
TOTAL OB/XF 0																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		295,900	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		295,900	
SOH/AGL Deduction		29,132	
ASSESSED VALUE		266,768	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		266,768	
TOTAL JUST VALUE		295,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,000	
PERMIT NUM			
DESCRIPTION			
AMT			
ISSUED			
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / U
0596/0080	4/27/1990	WD	Q I
GRANTOR: ROCHELEAU WM & HILD			
GRANTEE: SWEAT FORREST & SUS			
0567/1052	4/17/1989	WD	Q I
GRANTOR: LICHTER SUZANNE			
GRANTEE: ROCHELEAU WM & H W			
BUILDING NOTES			
BUILDING DIMENSIONS			
TOTAL OB/XF 0			
LAND DESCRIPTION			
L N	USE CODE	CLS	LAND USE DESCRIPTION