

LOTS 22 & 23 EX S-1
IN OR 2072/1681 & OR 2072/1685
INSIDE CITY LIMITS

HALLMARK POST OAK LLC/
3111 PACES MILL RD STE A250
ATLANTA, GA 30339

2025

00-00-31-1180-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		8 100

Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,973	100	1993	3,973	290,677
FOP	65	30	1993	20	1,463
FOP	65	30	1993	20	1,463
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	85	30	1993	26	1,902
FOP	92	30	1993	28	2,048
TOTALS	7,717			7,108	520,044

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0803	ASPHALT C	0	0	0	0	31,345.00	SF	2.00	2.00	100	2001	2001	3	50	31,345	
2	0812	CONCRETE C	0	0	0	0	6,872.00	SF	4.00	4.00	100	1991	1991	3	59.5	16,355	
3	0422	CL FNC 4'	0	0	0	0	76.00	LF	15.00	15.00	100	1991	1991	3	27	308	
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1991	1991	3	28	2,834	
5	0680	POLE SHED	0	0	8	4	32.00	SF	10.00	10.00	100	1991	1991	3	20	64	
6	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1991	1991	3	100	1,500	
7	0400	CONC CURB	0	0	0	0	1,318.00	LF	15.00	15.00	100	1991	1991	3	68	13,444	
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1991	1991	3	100	600	
9	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	100	2017	2017	3	90	2,160	
10	0810	CONCRETE A	0	0	0	0	469.00	SF	6.50	6.50	100	2017	2017	3	96	2,927	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000300	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	7,108	107.3630	91.26	648,676	1991	1991	0	0	0 19.83	80.17
1 APARTMENT - 0% - 0											
Heated Area: 6806 HX Base Yr											
** This building has 17 Sub-Areas											
996 CITRONA DR, FERNANDINA BEACH											
BLD DATE 06/11/2018 KK LGL DATE 06/11/2018 KK LAND DATE 06/11/2018 KK											

NASSAU COUNTY PROPERTY		PAGE 1 of 6	2
VALUATION SUMMARY		DIRECT_CAP	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,574,141
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,943,384
SOH/AGL Deduction			630,087
ASSESSED VALUE			1,313,297
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,313,297
TOTAL JUST VALUE			1,943,384
NCON VALUE			0
INCOME VALUE			1,943,384
PREVIOUS YEAR MKT VALUE			1,943,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162383	REMODEL	1,144,773	08/30/2016
20130774	H/AC	1,500	04/12/2013
20101944	ELEC OTHER	600	11/09/2010
20101402	REPAIR/RRF	11,285	08/24/2010
20101323	H/AC	1,000	08/10/2010
20071495	REPAIR/RRF	4,800	08/10/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2072/1685	9/20/2016	QC	U	I	11
GRANTOR: OCEAN VIEW APARTMENTS					
GRANTEE: HALLMARK POST OAK L					
2072/1681	9/20/2016	SW	U	I	30
GRANTOR: OCEAN VIEW APARTMENTS					
GRANTEE: HALLMARK POST OAK L					

BUILDING NOTES		

BUILDING DIMENSIONS		
FST=[YR=1993] W2FOP=[YR=1993] N4W24S1 BAS=[YR=1993] W8 FOP=[YR=1993] N5W16S5E5 FST=[YR=1993] S4E6N4W6\$E11\$W5S4W6N4 W13S5W8FOP=[YR=1993] N5W16S5E5 FST=[YR=1993] S4E6N4W6\$E11\$W5S4W6 N4 W13N5W9FOP=[YR=1993] N5W17S5E6 FST=[YR=1993] S4E6N4W6\$E11\$W5S4W6N4 W17FOP=[YR=1993] N1W23S4FST=[YR=1993] W2S3 E6N3W4\$E23N3\$S3W19S3W6S2E12 FOP=[YR=1993] E13N5W13S5\$N5E25 FOP=[YR=1993] S5E16N5W16\$E24 S5 E8 FOP=[YR=1993] S5E16N5W16\$E25 N5E8 FOP=[YR=1993] S5E16N5W16\$E24 FOP=[YR=1993] S5E13N5W13\$E13 S5 E13 N2W6 N3W20N3\$S3E24\$W4S3E6N3\$ PTR=E20FUS=[YR=1993] E37S5E32N5E32 S28W32S5 W33N5W36N28\$W20\$.		

TOTAL OB/XF											
71,537											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000300	C	MULTI-FAMILY	0	0003	R-1	0.00	0.00	42.00	UT	1.00

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Roof Cover	03	COMP SHNGL 100
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Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		8 100

Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC 1001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,804	100	1993	3,804	278,313
FOP	65	30	1993	20	1,463
FOP	65	30	1993	20	1,463
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	80	30	1993	24	1,756
FOP	92	30	1993	28	2,048
TOTALS	7,394			6,791	496,851

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0810	CONCRETE A	0	0	24	5			120.00
12	0402	CONC BUMPE	0	0	0	0			1.00
13	0402	CONC BUMPE	0	0	0	0			3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	6,791	107.3630	91.26	619,747	1991	1991	0	0	0 19.83	80.17
2 APARTMENT - 0% - 0											
Heated Area: 6492											
HX Base Yr											
** This building has 17 Sub-Areas											
996 CITRONA DR, FERNANDINA BEACH											
BLD DATE				06/11/2018				KK		LGL DATE	
XF DATE				06/11/2018				KK		LAND DATE	
INC DATE										AG DATE	
										06/11/2018	
										KK	

TOTAL OB/XF											
839											

NASSAU COUNTY PROPERTY		PAGE 2 of 6	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,574,141	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,943,384	
SOH/AGL Deduction		630,087	
ASSESSED VALUE		1,313,297	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,313,297	
TOTAL JUST VALUE		1,943,384	
NCON VALUE		0	
INCOME VALUE		1,943,384	
PREVIOUS YEAR MKT VALUE		1,943,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062477	REPAIR/RRF	63,411	11/07/2006
20034211	OTHER	1,000	12/01/2003
6101	NEW CONSTR	1,076,560	08/01/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2072/1685	9/20/2016	QC	U	I	11
GRANTOR: OCEAN VIEW APARTMENTS					
GRANTEE: HALLMARK POST OAK L					
2072/1681	9/20/2016	SW	U	I	30
GRANTOR: OCEAN VIEW APARTMENTS					
GRANTEE: HALLMARK POST OAK L					

BUILDING NOTES									
FST=[YR=1993] W2FOP=[YR=1993] N4W23S1 BAS=[YR=1993] W8									
FOP=[YR=1993] N5W16S5E5 FST=[YR=1993] S4E6N4W6\$E11\$W5S4W6N4									
W13S5W8FOP=[YR=1993] N5W16S5E5 FST=[YR=1993]									
S4E6N4W6\$E11\$W5S4W6 N4 W13N5W8FOP=[YR=1993] N5W16S5E5									
FST=[YR=1993] S4E6N4W6\$E11\$W5S4W6N4 W13FOP=[YR=1993]									
N1W23S4FST=[YR=1993] W2S3 E6N3W4\$E23N3\$S3W19S3W6S26E12									
FOP=[YR=1993] E13N5W13S5\$N5E21 FOP=[YR=1993]									
S5E16N5W16\$E24S5E8 FOP=[YR=1993] S5E16N5W16\$E24N5E8									
FOP=[YR=1993] S5E16N5W16\$E24FOP=[YR=1993]									
S5E13N5W13\$E13S5E12N26W6N3W19 N3\$S3E23\$W4S3E6N3\$PTR=N20W25									
FUS=[YR=1993] N28W32S5W32N5W32S28E32 S5E32N5E32\$S20E25\$.									

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