BLOCK 1 LOT 4
IN OR 2220/1948
AMELIA PARK TOWN CENTER

LIVELY CAROL M
156 CHIPPEWA CT S
ELLIJAY, GA 30540

2025

00-00-31-127P-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

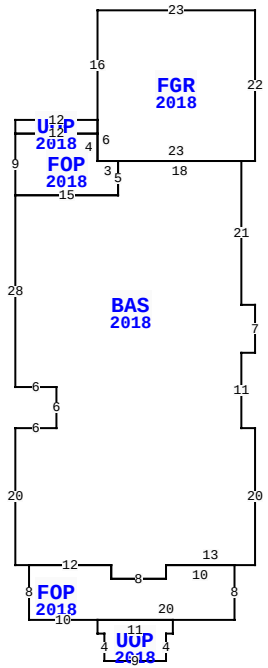
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2018	1,906	458,473
FGR	506	55	2018	278	66,870
FOP	123	30	2018	37	8,900
FOP	224	30	2018	67	16,117
UOP	24	20	2018	5	1,203
UOP	58	20	2018	12	2,887
TOTALS	2,841			2,305	554,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,305	156.1434	246.71	568,667	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 1906 HX Base Yr



1786 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	554,450
TOTAL MARKET OB/XF VALUE	3,483
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	715,433
SOH/AGL Deduction	87,175
ASSESSED VALUE	628,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,258
TOTAL JUST VALUE	715,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	637,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173512	CO ISSUED	0	08/29/2018
20173512	NEW CONSTR	252,345	11/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2220/1948	8/30/2018	WD	Q	I	02	507,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LIVELY CAROL M						
2150/0076	10/04/2017	SW	Q	V	05	210,000
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W23 S16 UOP=[YR=2018] W12 S2 FOP=[YR=2018] S9 BAS=[YR=2018] S28 E6 S6 W6 S20 E2 FOP=[YR=2018] S8 E10 UOP=[YR=2018] S2 E1 S4 E9 N4 E1 N2 W11$ E20 N8 W10 S2 W8 N2 W12$ E12 S2 E8 N2 E13 N20 W2 N11 E2 N7 W2 N21 W18 S5 W15$ E15 N5 W3 N4 W12$ E12 N2$ S6 E23 N22$.

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	0855	CONC PAVER	0	0	0	0	360.00	SF	7.00	7.00	100	2018	2018	3	97	2,444	
2	0855	CONC PAVER	0	0	0	0	42.00	SF	7.00	7.00	100	2018	2018	3	97	285	
3	0855	CONC PAVER	0	0	0	0	111.00	SF	7.00	7.00	100	2018	2018	3	97	754	

LAND DESCRIPTION

TOTAL OB/XF 3,483

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		R-2	0.00	0.00	45.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	157,500							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 07/30/2025 BY SYS