

**SEASIDE AMELIA INC/
PO BOX 22069
ST SIMONS ISLAND, GA 31522**

00-00-31-1460-0045-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 3		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				1,396,708				
TOTAL MARKET OB/XF VALUE				100,025				
TOTAL LAND VALUE - MARKET				2,049,880				
TOTAL MARKET VALUE				3,546,613				
SOH/AGL Deduction				876,858				
ASSESSED VALUE				2,669,755				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				2,669,755				
TOTAL JUST VALUE				3,546,613				
NCON VALUE				2,429				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				3,558,440				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
BLDC - 2025 - 0					0		05/28/2025	
20230032		METAL REROOF					10/06/2023	
20182115		XFOB-DUNE WALKOVE			30,000		06/21/2018	
20150058		SIGN			2,400		01/12/2015	
20150059		SIGN			100		01/12/2015	
20141375		SIGN			1,335		06/25/2014	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1050/1802		4/19/2002		WD	Q	I		1,500,000
GRANTOR: MONTGOMERY MITCHELL R								
GRANTEE: SEASIDE AMELIA INC								
1045/0282		3/22/2002		WD	Q	I	06	100
GRANTOR: TODD LOUIS W								
GRANTEE: MONTGOMERY MITCHELL								
BUILDING NOTES								
BUILDING DIMENSIONS								
FUS=[YR=2012;ORIG=-4,-65] W3 N8 E3 N8 N16 W88 S10 E9 S15 E26 S5 E9 S23 E17 E27 N21 \$								
BAS=[YR=1994;ORIG=-29,0] W59 S3 E4 S9 E23 S14 E9 S27 E8 E37 N6 E7 N15 W3 N8 E3 N9 W17 N10 W12 N5 \$								
FAT=[YR=2011;ORIG=11,-85] S30 E35 N7 E18 N3 E9 S10 E10 N10 E17 S10 E8 N8 W3 N9 W4 N10 E4 S10 E3 N13 W19 S8 W18 N8 W9 S9 W18 N9 W9 S9 W10 N9 W8 S10 E2 S6 W6 N16 W2 \$								
BAS=[YR=1994;ORIG=-88,3] S7 S29 S14 E21 E6 N27 N14 W23 N9 W4 \$								
FOP=[YR=2011;ORIG=-4,-97] N9 N3 W80 S2 W8 S10 E88 \$								
FUS=[YR=2013;ORIG=-101,-76] S9 S11 E18 S12 E17 N20 E9 N3 N5 W26 N15 W9 S11 W9 \$								
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR
49,880								
Common: 2,049,880								
PRINTED 07/30/2025 BY SYS								

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[illegible]

LOT 45 & PARCEL 34 OF 20-3N-29
PT OR 1050/1802
MIRAMAR BEACH PB 2/61

SEASIDE AMELIA INC/
PO BOX 22069
ST SIMONS ISLAND, GA 31522

2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	01	FLAT 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		1 100			
Frame	02	WOOD FRAME 100			
Story Height		12 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	2100	RESTAURANTS/CAFE			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1061.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	297	100	2005	297	2,564
TOTALS	297			297	2,564

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	297	65.1000	16.93	5,028	2005	2005	0	0	0	49.00	51.00

3 BARNS - 0% - 0

Heated Area: 297

HX Base Yr

27

27

11

11

BAS
2005

BLD DATE	07/01/2025	KWX	LGL DATE	
XF DATE			LAND DATE	04/21/2025
				DND