UNIT 205
IN OR 1825/1075
OCEANS OF AMELIA OR 382/205

CLAY DAVID K
445 LAMAR DR
MACON, GA 31210

**2025**

**00-00-31-155A-0205-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 1552100 |
| Recreation | POOL | POOL 100 |
| Location | INTERIOR | INTERIOR 100 |
| View Lump Sum | OCEAN | OCEAN 100 |
| Desirability | 2ND FLOOR | 2ND FLOOR 100 |
| Balcony | FOP | FOP 100 |
| Parking | OPEN/COVER | OPEN/COVER 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0400 | CONDOMINIUM |

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1089.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 948 | | | 948 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 948 | | | | 1983 | 1983 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

382 S FLETCHER AVE 205, FERNANDINA BEACH

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 606,800 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 606,800 |
| SOH/AGL Deduction | 35,031 |
| ASSESSED VALUE | 571,769 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 571,769 |
| TOTAL JUST VALUE | 606,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 600,650 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1825/1075 | 11/13/2012 | PR | U | I | 19 | 100 |
| GRANTOR: CLAY DAVID K P/R | | | | | | |
| GRANTEE: CLAY DAVID K | | | | | | |
| 1823/1291 | 11/01/2012 | PR | U | I | 19 | 100 |
| GRANTOR: CLAY DAVID K P/R | | | | | | |
| GRANTEE: CLAY DAVID K P/R | | | | | | |

## 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