LOT 31
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

MCALISTER ALBERT DIAL/CLARK LINDSAY OWENS
PO BOX 247
LAURENS, SC 29360

2025

00-00-31-1652-0031-0000

BUILDING CHARACTERISTICS

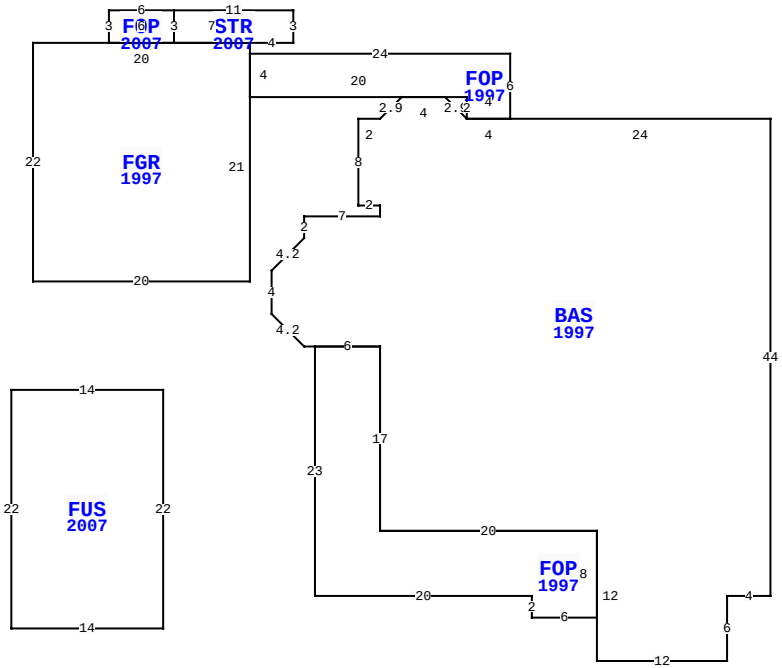
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1997	1,669	345,743
FGR	440	55	1997	242	50,132
FOP	104	30	1997	31	6,421
FOP	270	30	1997	81	16,780
FOP	18	30	2007	5	1,036
FUS	308	100	2007	308	63,804
STR	33	10	2007	3	621
TOTALS	2,842			2,339	484,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,339	150.7044	238.11	556,939	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 0% - 2025 Heated Area: 1977 HX Base Yr



2666 LONG BOAT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	484,537
TOTAL MARKET OB/XF VALUE	9,119
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	673,656
SOH/AGL Deduction	0
ASSESSED VALUE	673,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	673,656
TOTAL JUST VALUE	673,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	537,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090360	XFOB	4,900	03/18/2009
B9710335	NEW CONSTR	94,680	02/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/244	1/24/2024	WD	Q	I	02	850,000
GRANTOR: COVINGTON RONALD & KA						
GRANTEE: MCALISTER ALBERT DI						
2621/1821	2/24/2022	QC	U	I	11	100
GRANTOR: COVINGTON RONALD B &						
GRANTEE: BOGENBERGER PHILIP						

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	0	0	0	1,347.00	SF	4.00	4.00	100	1997	1997	3	72	3,879	
3	0810	CONCRETE A	0	0	0	0	189.00	SF	6.50	6.50	100	1997	1997	3	72	885	
4	0830	FLAGSTONE	0	0	0	0	154.00	SF	12.00	12.00	100	2005	2005	3	84	1,552	
5	0479	VF PICKET	0	0	6	0	6.00	LF	10.00	10.00	100	2005	2005	3	64	38	

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W24 W4 U2L2 W4 D2L2 W2 S8 E2 S1 W7 S2 D3L3 S4 D3R3 E1 E6 S17 E20 S12 E12 N6 E4 N44 $
FGR=[YR=1997;ORIG=-48,-6] N1 W20 S22 E20 N21 $
FUS=[YR=2007;ORIG=-70,25] S22 E14 N22 W14 $
FOP=[YR=1997;ORIG=-42,21] S23 E20 S2 E6 N8 W20 N17 W6 $
FOP=[YR=1997;ORIG=-24,0] N6 W24 S4 E20 S2 E4 $
STR=[YR=2007;ORIG=-48,-7] E4 N3 W11 S3 E7 $
FOP=[YR=2007;ORIG=-55,-10] W6 S3 E6 N3 $
PTR=[ORIG=0,0] W70 S25 N25 E70 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,119

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	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 06/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS