

LOT 35 IN OR 2102/112
THE RESIDENCE @ AMELIA
LANDINGS #4 PB 6/29

LORE PAUL
149 LAKESIDE DR
PEACHTREE CITY, GA 30269-1710

2025

00-00-31-1652-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,267	100	1999	1,267	251,766
FGR	506	55	1999	278	55,241
FOP	276	30	1999	83	16,493
FUS	1,297	100	1999	1,297	257,728
PTO	21	5	1999	1	199
PTO	25	5	1999	1	199
UOP	10	20	1999	2	397
TOTALS	3,402			2,929	582,025

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0858	SCULP CONC	0	0	0	0	125.00	SF	13.00
3	0810	CONCRETE A	0	0	0	0	1,054.00	SF	6.50
4	1242	WD DECK A	0	0	0	0	339.00	SF	10.00
5	0858	SCULP CONC	0	0	0	0	517.00	SF	13.00
6	0475	VF 4 SBPL	0	0	0	0	60.00	LF	14.00
7	0469	VF LATTIC	0	0	0	0	60.00	SF	5.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,929	138.9696	219.57	643,121	1999	2004	0	0	9.50	90.50
1 SFR CUST - 0% - 0 Heated Area: 2564 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
2794 LONG BOAT DR, FERNANDINA BEACH										05/01/2025	MLU

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0858	SCULP CONC	0	0	0	0	125.00	SF	13.00	13.00	100	1999	1999	3	93	1,511	
3	0810	CONCRETE A	0	0	0	0	1,054.00	SF	6.50	6.50	100	1999	1999	3	75	5,138	
4	1242	WD DECK A	0	0	0	0	339.00	SF	10.00	10.00	100	2002	2002	3	20	678	
5	0858	SCULP CONC	0	0	0	0	517.00	SF	13.00	13.00	100	2003	2003	3	95	6,385	
6	0475	VF 4 SBPL	0	0	0	0	60.00	LF	14.00	14.00	100	2004	2004	3	61	512	
7	0469	VF LATTIC	0	0	0	0	60.00	SF	5.50	5.50	100	2004	2004	3	61	201	

TOTAL OB/XF													17,260		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										582,025	
TOTAL MARKET OB/XF VALUE										17,260	
TOTAL LAND VALUE - MARKET										180,000	
TOTAL MARKET VALUE										779,285	
SOH/AGL Deduction										197,992	
ASSESSED VALUE										581,293	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										581,293	
TOTAL JUST VALUE										779,285	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										619,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210750	REPAIR/RRF	0	11/04/2021
B021351	XF0B	1,000	08/07/2002
B984863	NEW CONSTR	153,208	01/27/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2102/0112	2/17/2017	WD	Q	I	01	475,000	
GRANTOR: IZZO PAULA M							
GRANTEE: LORE PAUL							
0865/1368	2/03/1999	WD	Q	V		40,000	
GRANTOR: TREVETT HOMES							
GRANTEE: IZZO GARY F & PAULA							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1999] W23 BAS=[YR=1999] W3 N2 W1 PTO=[YR=1999] N3 W7 S3 E7 \$ W8 S2 W33 S12 FOP=[YR=1999] S21 E24 UOP=[YR=1999] S2 E5 N2 W5 \$ E7 N6 W25 N15 W6 \$ E6 S15 E25 S6 E2 S4 E10 N4 E2 N6 PTO=[YR=1999] E5 N5 W5 S5 \$ N27 \$ S22 E23 N22 \$ PTR=E15 FUS=[YR=1999] E32 N2 E13 S35 W2 S4 W10 N4 W2 N6 W14 S2 W11 N17 W6 N12 \$ W15 \$.									