N1/2 OF LOT 38
IN OR 1746/649
THE RESIDENCE @ AMELIA

LYNN STEPHEN D & KIM L
113 TIMBERLEA DRIVE
WARNER ROBINS, GA 31088

**2025**

**00-00-31-1652-0038-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| 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 |
| Quality | 06 | Quality Level 06 |

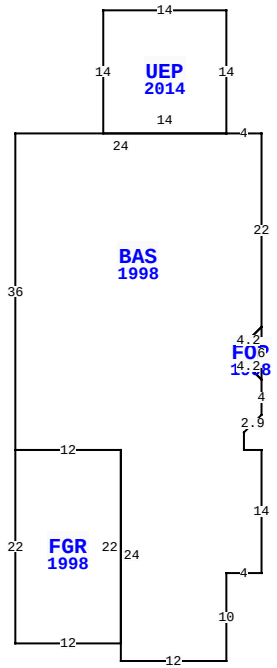
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,337 | 100 | 1998 | 1,337 | 203,338 |
| FGR | 264 | 55 | 1998 | 145 | 22,052 |
| FOP | 9 | 30 | 1998 | 3 | 456 |
| UEP | 196 | 60 | 2014 | 118 | 17,946 |
| TOTALS | 1,806 | | | 1,603 | 243,793 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,603 | 174.3098 | 174.31 | 279,419 | 1998 | 1998 | 0 | 0 | 0 | 12.75 | 87.25 |

1 TOWNHOUSE - 0% - 0 Heated Area: 1337 HX Base Yr




2331 1ST AVE B, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 243,793 |
| TOTAL MARKET OB/XF VALUE | 4,512 |
| TOTAL LAND VALUE - MARKET | 210,000 |
| TOTAL MARKET VALUE | 458,305 |
| SOH/AGL Deduction | 44,286 |
| ASSESSED VALUE | 414,019 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 414,019 |
| TOTAL JUST VALUE | 458,305 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 458,060 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20141404 | LANAI | 16,160 | 06/30/2014 |
| 20111447 | H/AC | 4,500 | 08/23/2011 |
| B983237 | NEW CONSTR | 76,700 | 02/24/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1746/0649 | 7/06/2011 | WD | Q | I | 02 | 215,000 |
| GRANTOR: MENDOTA INVESTMENTS L | | | | | | |
| GRANTEE: LYNN STEPHEN D & KI | | | | | | |
| 1274/0540 | 11/17/2004 | WD | U | I | 07 | 100 |
| GRANTOR: AINSWORTH BARRY S & B | | | | | | |
| GRANTEE: MENDOTA INVESTMENTS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W4 UEP=[YR=2014] N14 W14 S14 E14 $ W24 S36
FGR=[YR=1998] S22 E12 N22 W12 $ E12 S24 E12 N10 E4 N14 W2 N2
R2 U2 N4 FOP=[YR=1998] N6 L3 D3 R3 D3 $ L3 U3 R3 U3
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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 783.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 3,715 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 168.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 797 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,512

| 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 | 35.00 | 114.00 | 35.00 | FF | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 210,000 | | | | | | | |

REVIEW DATE 06/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS