PT OF LOT 39 (S-1)
IN OR 2706/831
THE RESIDENCE @ AMELIA

SHADMEHRY NEMATOLLAH & AMY ANNE
7150 PINECONE WAY
CUMMING, GA 30028

2025

00-00-31-1652-0039-0010

BUILDING CHARACTERISTICS

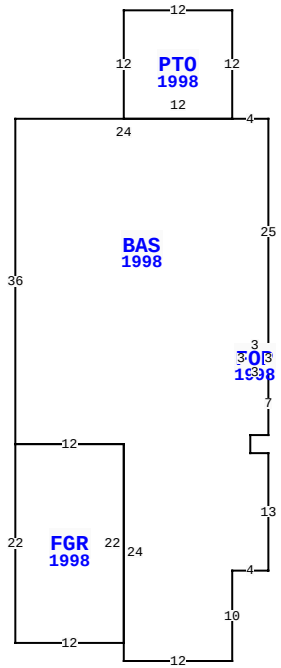
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,339	100	1998	1,339	193,107
FGR	264	55	1998	145	20,912
FOP	9	30	1998	3	432
PTO	144	5	1998	7	1,010
TOTALS	1,756			1,494	215,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,494	164.8177	164.82	246,241	1998	1998	0	0	0	12.50	87.50

1 TOWNHOUSE - 0% - 2025 Heated Area: 1339 HX Base Yr



2337 1ST AVE B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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	215,461
TOTAL MARKET OB/XF VALUE	3,137
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	428,598
SOH/AGL Deduction	0
ASSESSED VALUE	428,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	428,598
TOTAL JUST VALUE	428,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081100	H/AC	3,997	07/01/2008
B983210	NEW CONSTR	76,700	02/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/831	4/17/2024	WD	Q	I	01	520,000
GRANTOR: CARPENTER ROBERT S &						
GRANTEE: SHADMEHRY NEMATOLLA						
2036/0368	3/24/2016	WD	Q	I	01	232,000
GRANTOR: LUXARDO JUAN C & ALIC						
GRANTEE: CARPENTER ROBERT SC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 PTO=[YR=1998] N12 W12 S12 E12 $ W24 S36 FGR=[YR=1998] S22 E12 N22 W12 $ E12 S24 E12 N10 E4 N13 W2 N2 E2 N7 FOP=[YR=1998] N3 W3 S3 E3 $ W3 N3 E3 N25 $.

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	468.00	SF	6.50	6.50	100	1998	1998	3	73	2,221	
2	0810	CONCRETE A	0	0	0	0	193.00	SF	6.50	6.50	100	1998	1998	3	73	916	

LAND DESCRIPTION

TOTAL OB/XF 3,137

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	112.00	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