

VILLA UNIT 2096
IN OR 1937/71
BEACH WOOD VILLAS

AMELIA SISTERS LLC
118 WATERFORD PL
MACON, GA 31210

2025

01-6N-29-V160-2096-0000

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	8316000		1,690				1974	1974	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Location	INTERIOR	INTERIOR 100	HX Base Yr											
View	GOLFCOURSE	GOLFCOURSE 100												
Desirability	TOWNHOUSE	TOWNHOUSE 100												
Balcony	FOP/PATIO	FOP/PATIO 100												
Parking	OPEN	OPEN 100												
Bedrooms		3 100												
Bathrooms		3.5 100												
Oth Rooms		3 100												
Quality	03	Quality Level 03												
DOR CODE	0400	CONDOMINIUM												
MAP NUM		MKT AREA	10											
NEIGHBORHOOD/LOC		10012.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
TOTALS	1,690			1,690										

EXTRA FEATURES																										
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										
2096 BEACH WOOD RD, FERNANDINA BEACH																										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">BLD DATE</td> <td style="width:15%;"></td> <td style="width:15%;">LGL DATE</td> <td style="width:15%;"></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																								
XF DATE		LAND DATE																								
INC DATE		AG DATE																								
TOTAL OB/XF 0																										

VALUATION SUMMARY		PAGE 1 of 1	5
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		719,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		719,000	
SOH/AGL Deduction		157,769	
ASSESSED VALUE		561,231	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		561,231	
TOTAL JUST VALUE		719,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		678,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25336	NEW CONSTR	0	08/01/2012
P16065	REMODEL	0	08/01/2012
B26141	REMODEL	8,500	06/01/2012
B22070	REMODEL	2,500	11/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1937/0071	9/11/2014	WD	Q	I	01	330,000
GRANTOR: PERRY JOHN R JR						
GRANTEE: AMELIA SISTERS LLC						
0567/1023	4/14/1989	WD	Q	I		148,000
GRANTOR: NEAL WILLIAM WEAVER						
GRANTEE: PERRY JOHN R JR						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV