

PT OF W1/2 OF LOT 23 & PT OF
LOT 22 PT OR 2608/1144
1989 EDGE SW/MH

AMELIA ISLAND MOBILE HOME PARK
268 PINE NEEDLE ROAD
DOUGLAS, GA 31533

2026

00-00-30-034B-0023-0050



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	2 100			
Bathrooms		2 100			
Frame		WOOD FRAME 100			
Quality	03	Quality Level 03			
DOR CODE	2800	PARKING/MH LOT			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	92,120
TOTALS	924			924	92,120

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	114.2000	102.78	94,969	2022	2022	0	0	3.00	97.00
1 M/H 94+		0% - 2024		Heated Area: 924				HX Base Yr			
14 66 14 66 BAS 2024											

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[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

0303030514080304

Exterior Wall
Roof Structur

VINYL 100
GABLE/HIP 100

Roof Cover

COMP SHNGL 100

Interior Wall

DRYWALL 100

Interior Floo

CARPET 70

Interior Floo

SHT VINYL 30

Air Condition

CENTRAL 100

Heating Type

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

2 100

Frame

WOOD FRAME 100

Stories

1.

Units

1. 100
0 100

Quality

03 Quality Level 03

DOR CODE

2800PARKING/MH LOT

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

2020.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

924

100

2026

924

40,446

UOP

48

25

2026

12

525

TOTALS

972

936

40,971

EXTRA FEATURES

2047 RUSSELL RD, FERNANDINA BEACH

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

04/03/2025

BY

KWX

Total Acres:

3.17

Total Land Value:

0

Market:

0

Agricultural:

0

Common:

0

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDTOTAL

080002936115.8000104.2297,55019952000000058.0042.00

4 M/H 94+ 0% - 2025

Heated Area: 924

HX Base Yr

BAS

2026

UOP

2026

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYDIRECT_CAP

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

1,343,880

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

0

TOTAL MARKET VALUE

1,343,880

SOH/AGL Deduction

253,902

ASSESSED VALUE

1,089,978

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

1,089,978

TOTAL JUST VALUE

1,343,880

NCON VALUE

0

INCOME VALUE

1343880

PREVIOUS YEAR MKT VALUE

1,038,810

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU I V I

RSN CD

SALE PRICE

2608/1144

12/12/2022

QC U

I

11

100

GRANTOR: ROGERS COLTON JACKSON

GRANTEE: AMELIA ISLAND MOBIL

2598/910

8/10/2022

QC U

I

11

100

GRANTOR: ROGERS COLTON JACKSON

GRANTEE: AMELIA ISLAND MOBIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E66 S14 W15 W8 W43 N14 \$
UOP=[YR=2026;ORIG=83,34] E8 S6 W8 N6 \$
.

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 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	03	Quality Level 03			
DOR CODE	2800	PARKING/MH LOT			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2008	1,064	43,759
TOTALS	1,064			1,064	43,759

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,064	115.2000	97.92	104,187	1989	2000	0	0	58.00	42.00
13 M/H 93-		0% - 2023		Heated Area: 1064				HX Base Yr			
14 BAS 2008 14 76											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026

MLU

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DOUGLAS, GA 31533

2026

[illegible]

REVIEW DATE 04/03/2025 BY KWX Total Acres: 3.17 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS