LOT 42
ESMT IN OR 1525/1289
MARLIN PARK SUB 3/14

GRAY DONALD JR/REA-GRAY ANNETTE R
1138 SUMTER LANDING CIRCLE
EVANS, GA 30809

2026

00-00-30-0380-0042-0000

BUILDING CHARACTERISTICS

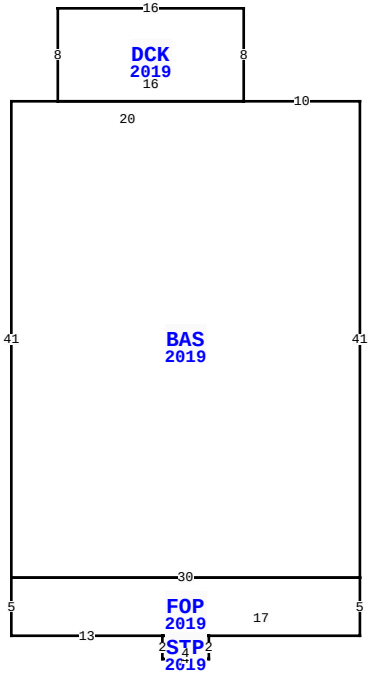
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	2019	1,230	268,573
DCK	128	10	2019	13	2,838
FOP	150	30	2019	45	9,826
STP	8	10	2019	1	218
TOTALS	1,516			1,289	281,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,289	134.9088	223.95	288,672	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 0% - 2026 Heated Area: 1230 HX Base Yr



2311 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	281,455
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	152,100
TOTAL MARKET VALUE	433,555
SOH/AGL Deduction	0
ASSESSED VALUE	433,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,555
TOTAL JUST VALUE	433,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1812184	NEW CONSTR	152,107	12/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/740	5/08/2025	WD	Q	I	01	525,000
GRANTOR: ROWAN WILLIAM C & JIL						
GRANTEE: GRAY DONALD JR						
2656/468	7/24/2023	WD	Q	I	01	435,000
GRANTOR: HOROWITZ SAMANTHA L						
GRANTEE: ROWAN WILLIAM C & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 DCK=[YR=2019] N8 W16 S8 E16$ W20 S41
FOP=[YR=2019] S5 E13 STP=[YR=2019] S2 E4 N2 W4$ E17 N5 W30$
E30 N41$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	52.00	132.00	52.00	FF		1.00	1.00	1.50	1,950.00	2,925.00	152,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 152,100 Market: 0 Agricultural: 0 Common: 152,100 PRINTED 07/09/2026 BY SYS