LOT 4
DUNES OF AMELIA PHASE 2
PBK 8/280

PATE SUSAN ELAINE/DAVIS LEIGH ANN
3475 RALPH PHELPS RD
LOUISVILLE, TN 37777

2026

00-00-30-044D-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

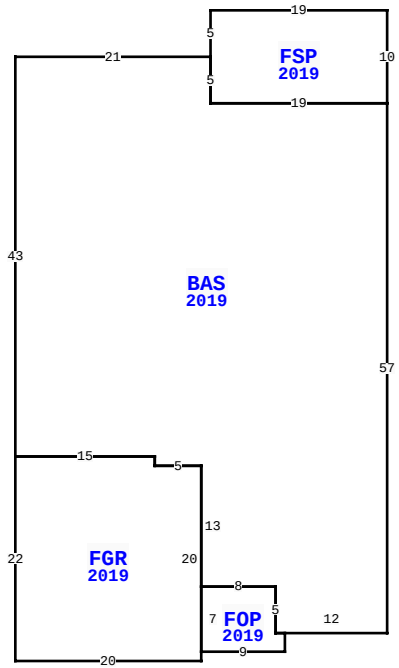
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	2019	1,970	364,079
FGR	435	55	2019	239	44,169
FOP	58	30	2019	17	3,141
FSP	190	40	2019	76	14,046
TOTALS	2,653			2,302	425,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,302	136.3670	189.55	436,344	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 2025 Heated Area: 1970 HX Base Yr



2877 TURTLE SHORES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	425,435
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	590,435
SOH/AGL Deduction	0
ASSESSED VALUE	590,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	590,435
TOTAL JUST VALUE	590,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183946	NEW CONSTR	264,109	11/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1795	3/14/2024	WD	Q	I	01	700,000

GRANTOR: SEUBERT FAMILY REV LI
GRANTEE: PATE SUSAN ELAINE

2411/0351	11/10/2020	QC	U	I	11	100

GRANTOR: SEUBERT JOHN M & MARY
GRANTEE: SEUBERT FAMILY REVO

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W19 S5 BAS=[YR=2019] W21 S43 FGR=[YR=2019] S22 E20 N1 FOP=[YR=2019] E9 N2 W1 N5 W8 S7$ N20 W5 N1 W15$ E15 S1 E5 S13 E8 S5 E12 N57 W19 N5$ S5 E19 N10$.

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		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS