

UNIT 46
IN OR 505 PG 596
AMELIA BY THE SEA OR 148/542

TATUM TOOMER M & BETTY SUE T
2305 HILLIARD AVE
WAYCROSS, GA 31503

2026

00-00-31-1010-0046-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
FLOOR										1010000										2									
Recreation POOL										1 CONDO 0% - 0										HX Base Yr									
Recreation TENNIS CT																													
Location INTERIOR																													
View Lump S OCEAN																													
Desirability 4TH FLOOR																													
Balcony FOP/PATIO																													
Parking OPEN																													
Bedrooms																													
Bathrooms																													
Oth Rooms																													
User Definition ORIGINAL																													
Quality 03																													
DOR CODE 0400																													
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
YEAR																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
TOTALS																													
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																													
LAND DESCRIPTION																													
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																													
REVIEW DATE																													
01/14/2025																													
BY																													
JW																													
Total Acres:																													
0.00																													
Total Land Value:																													
0																													
Market:																													
0																													
Agricultural:																													
0																													
Common:																													
0																													
PRINTED																													
07/09/2026																													
BY																													
SYS																													