BLOCK 6 LOT 10D
IN OR 1996/79
AMELIA PARK PHASE 1 UNIT 1

MARSHALL WENDY
30 CANDLELIGHT LN
BLUFFTON, SC 29909

2026

00-00-31-102P-0006-10D0

BUILDING CHARACTERISTICS

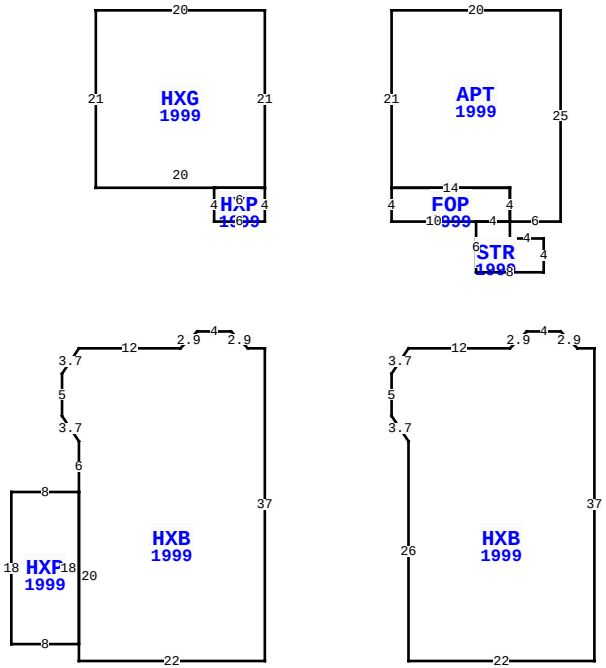
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	444	100	1999	444	76,762
FOP	56	30	1999	17	2,939
HXB	842	100	1999	842	145,570
HXB	842	100	1999	842	145,570
HXG	420	55	1999	231	39,936
HXP	24	30	1999	7	1,210
HXP	144	30	1999	43	7,434
STR	40	10	1999	4	692
TOTALS	2,812			2,430	420,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,430	189.2576	198.72	482,890	1999	1999	0	0	0	13.00	87.00

1 TOWNHOUSE 0% - 0 Heated Area: 2128 HX Base Yr



1850 CARNATION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	420,114
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	580,114
SOH/AGL Deduction	0
ASSESSED VALUE	580,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	580,114
TOTAL JUST VALUE	580,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	622,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984889	NEW CONSTR	99,782	01/27/1999
984895	NEW CONSTR	25,821	01/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/0079	7/30/2015	WD	Q	I	01	360,000
GRANTOR: BURDEN DARLENE L & IR						
GRANTEE: MARSHALL WENDY & MA						
1935/0021	8/29/2014	WD	Q	I	01	325,000
GRANTOR: WHITE ALAN E & LYNDA						
GRANTEE: BURDEN DARLENE L &						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1999] W2 U2 L2 W4 L2 D2 W12 L2 D3 S5 R2 D3 S6
HXP=[YR=1999] W8 S18 E8 N18 $ S20 E22 N37 $ PTR= E15S3
HXB=[YR=1999] R2 U3 E12 R2 U2 E4 R2 D2 E2 S37 W22 N26 L2 U3
N5$N3W15$ PTR= N15 HXP=[YR=1999] N4 HXG=[YR=1999] N21 W20
S21 E20 $ W6 S4 E6 $ S15 $ PTR= N15 E15 FOP=[YR=1999] E10
STR=[YR=1999] S6E8N4W4 N2W4$E4 APT=[YR=1999] E6 N25 W20 S21
E14 S4$ N4 W14 S4 $ W15 S15 $.

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	0003	R-2	0.00	0.00	32.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS