BLOCK 18 LOT 1
AMELIA PARK PHASE 1 UNIT 7
PB 6/366

PENTECOST JOHN C REVOCABLE LIVING TRUST/PENTECOST
210 LEILA COURT
LAWRENCEVILLE, GA 30046

2026

00-00-31-102P-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

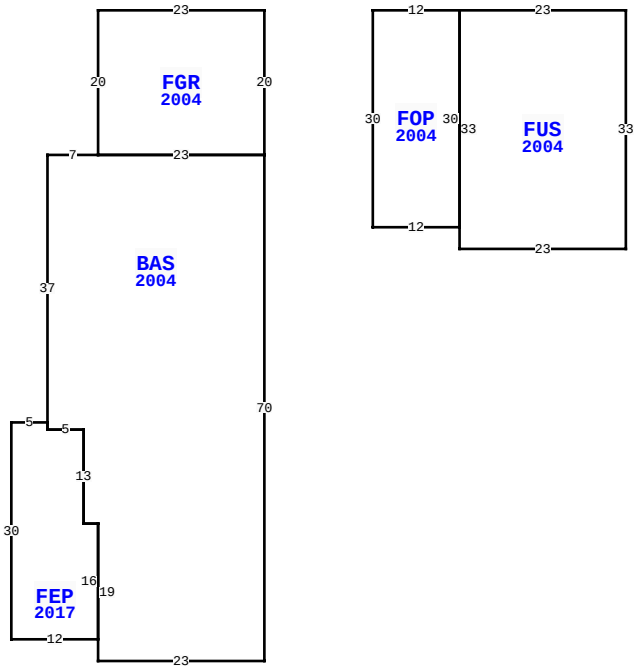
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2004	1,902	352,357
FEP	327	80	2017	262	48,537
FGR	460	55	2004	253	46,870
FOP	360	30	2004	108	20,008
FUS	759	100	2004	759	140,610
TOTALS	3,808			3,284	608,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,284	123.9976	205.84	675,979	2004	2004	0	0	0	10.00	90.00

1 SFR CUST 0% - 0 Heated Area: 2661 HX Base Yr



1875 W PERIMETER PARK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	608,381
TOTAL MARKET OB/XF VALUE	45,510
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	913,891
SOH/AGL Deduction	0
ASSESSED VALUE	913,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	913,891
TOTAL JUST VALUE	913,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	930,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122530	REPLACE AC 5 TON	4,000	12/18/2012
20121792	INSTALL PATIO DOO	525	08/30/2012
20120105	REPLACE WATER HEA	500	01/20/2012
20041945	ELEC.FOR POOL	1,000	10/21/2004
20041900	SWIM POOL	24,000	10/18/2004
20040617	NEW CONSTR	189,000	03/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/1562	9/26/2024	WD	U	I	11	100
GRANTOR: PENTECOST JOHN						
GRANTEE: PENTECOST JOHN C RE						
2163/1720	12/12/2017	WD	Q	I	02	580,000
GRANTOR: LOECK REVOCABLE LIVIN						
GRANTEE: PENTECOST JOHN & TH						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	

BUILDING DIMENSIONS

FGR=[YR=2004] W23 S20 BAS=[YR=2004] W7 S37 FEP=[YR=2017] W5 S30 E12 N16 W2 N13 W5 N1$ S1 E5 S13 E2 S19 E23 N70W23$E23N20$ PTR=E15 FOP=[YR=2004] E12 FUS=[YR=2004] E23 S33 W23 N33$ S30 W12 N30$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 45,510

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	52.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	260,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/09/2026 BY SYS