BLOCK 20 LOT 6
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

GALE DAVID & LINDA LIVING TRUST/GALE DAVID S CO-TR
630 ST FILLANS COURT
ALPHARETTA, GA 30022

2026

00-00-31-102P-0020-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

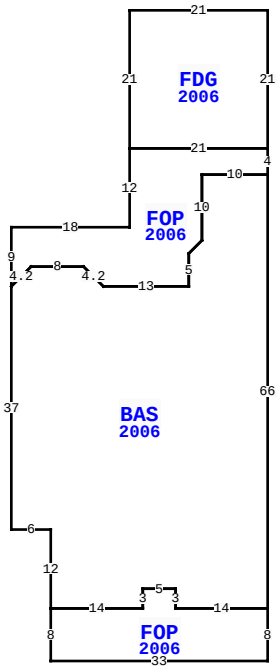
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2006	2,039	405,134
FDG	441	60	2006	265	52,654
FOP	279	30	2006	84	16,690
FOP	388	30	2006	116	23,049
TOTALS	3,147			2,504	497,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,504	132.2592	219.55	549,753	2006	2006	0	0	0	9.50	90.50

1 SFR CUST 0% - 0 Heated Area: 2039 HX Base Yr



1865 NEIGHBOR ST, 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	497,526
TOTAL MARKET OB/XF VALUE	48
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	797,574
SOH/AGL Deduction	4,822
ASSESSED VALUE	792,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	792,752
TOTAL JUST VALUE	797,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	834,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062445	OTHER	300	11/03/2006
20061897	H/AC	8,470	08/10/2006
20061797	ELEC OTHER	2,000	07/27/2006
20061341	OTHER	7,624	06/15/2006
20061144	DEMOLITION	1,500	05/24/2006
20061146	NEW CONSTR	270,000	05/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2824/1292	10/17/2025	WD	U	I	11	100
GRANTOR: GALE DAVID & LINDA						
GRANTEE: GALE DAVID & LINDA						
1403/0128	4/11/2006	WD	Q	V		119,200
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GALE DAVID & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N66 FOP=[YR=2006] N4 FDG=[YR=2006] N21 W21 S21 E21$W21S12 W18S9 U3 R3 E8 R3 D3 E13 N5 R2 U2 N10E10$W10S10 L2 D2 S5W13 U3 L3 W8 D3 L3 S37E6S12 FOP=[YR=2006] S8E33N8W14 N3W5S3W14$ E14N3E5S3E14$.

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
3	0819	CONC 12"	0	0	2	3	6.00	SF	9.50	9.50	100	2006	2006	3	84	48	

LAND DESCRIPTION

TOTAL OB/XF 48

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		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS