LOT 75
GA FDNA BEACH SUB PB 2/35

831 AMELIA LLC
1465 VENTURA DR
CUMMING, GA 30040

2026

00-00-31-134A-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

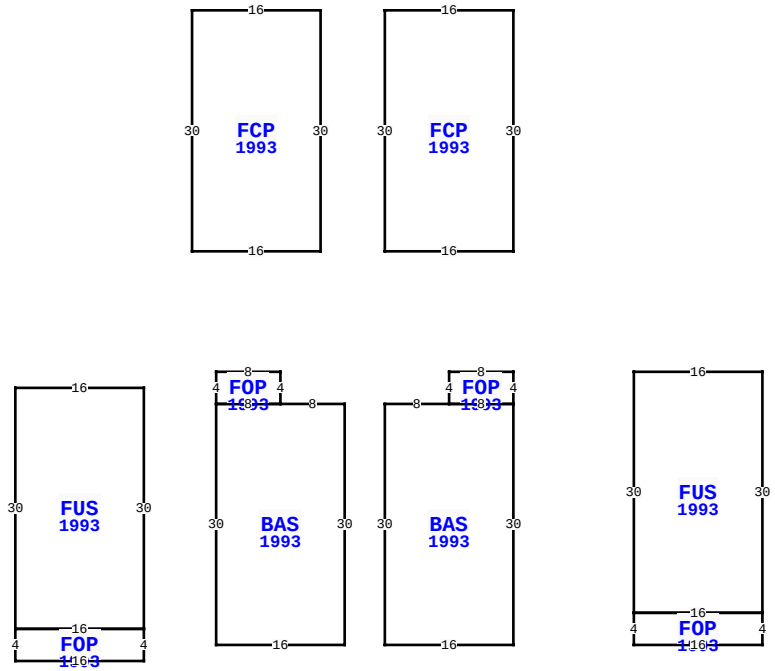
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	96,107
BAS	480	100	1993	480	96,107
FCP	480	25	1993	120	24,027
FCP	480	25	1993	120	24,027
FOP	32	30	1993	10	2,002
FOP	32	30	1993	10	2,002
FOP	64	30	1993	19	3,804
FOP	64	30	1993	19	3,804
FUS	480	100	1993	480	96,107
FUS	480	100	1993	480	96,107
TOTALS	3,072			2,218	444,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,218	161.3942	224.34	497,586	1983	2003	0	0	0	10.75	89.25

1 DUPLEX 0% - 2025 Heated Area: 1920 HX Base Yr



BLD DATE	03/19/2015	KK	LGL DATE
XF DATE			LAND DATE 04/28/2026 MLU
INC DATE			AG DATE

831 OCEAN AVE A&B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,096
TOTAL MARKET OB/XF VALUE	1,420
TOTAL LAND VALUE - MARKET	975,000
TOTAL MARKET VALUE	1,420,516
SOH/AGL Deduction	5,151
ASSESSED VALUE	1,415,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,415,365
TOTAL JUST VALUE	1,420,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,286,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120829	H/AC	3,600	05/11/2012
20110326	H/AC	3,900	03/08/2011
20081485	CHNGE SRVC	2,500	09/24/2008
20052455	REPAIR/RRF	8,000	08/16/2005
011593	REPAIR/RRF	2,500	07/12/2001
10424	REMODEL	8,500	04/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/1369	12/20/2024	WD	Q	I	01	1,500,000
GRANTOR: 831 OCEAN AVE LLC						
GRANTEE: 831 AMELIA LLC						
2302/1559	6/29/2019	QC	U	I	11	100
GRANTOR: RUNYEON JAMES M & DON						
GRANTEE: 831 OCEAN AVE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-8,4] W8 S30 E16 N30 W8 $
FUS=[YR=1993;ORIG=15,0] E16 S30 W16 N30 $
FCP=[YR=1993;ORIG=0,-15] N30 W16 S30 E16 $
BAS=[YR=1993;ORIG=-21,4] W8 W8 S30 E16 N30 $
FUS=[YR=1993;ORIG=-62,2] E16 S30 W16 N30 $
FCP=[YR=1993;ORIG=-24,-15] N30 W16 S30 E16 $
FOP=[YR=1993;ORIG=31,30] S4 W16 N4 E16 $
FOP=[YR=1993;ORIG=-46,32] S4 W16 N4 E16 $
FOP=[YR=1993;ORIG=0,0] W8 S4 E8 N4 $
FOP=[YR=1993;ORIG=-29,4] N4 W8 S4 E8 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] N15 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
1	1241	WD DECK G	0	0	8	32	256.00	UT	15.53	15.53	100	1983	1983	3	20	795	
2	1241	WD DECK G	0	0	4	17	68.00	UT	11.50	11.50	100	1983	1983	3	20	156	
3	1241	WD DECK G	0	0	4	17	68.00	UT	11.50	11.50	100	1983	1983	3	20	156	
4	1241	WD DECK G	0	0	0	0	136.00	UT	11.50	11.50	100	1983	1983	3	20	313	

LAND DESCRIPTION

TOTAL OB/XF 1,420

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	000800	C	MULTI-FAMILY	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	975,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 975,000 Market: 0 Agricultural: 0 Common: 975,000 PRINTED 07/09/2026 BY SYS