LOT 10
IN OR 2056/717
HIGHLAND HILLS PB 6/231

WILSON SHARON
2694 MORGANS WALK
MARIETTA, GA 30064

2026

00-00-31-1383-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

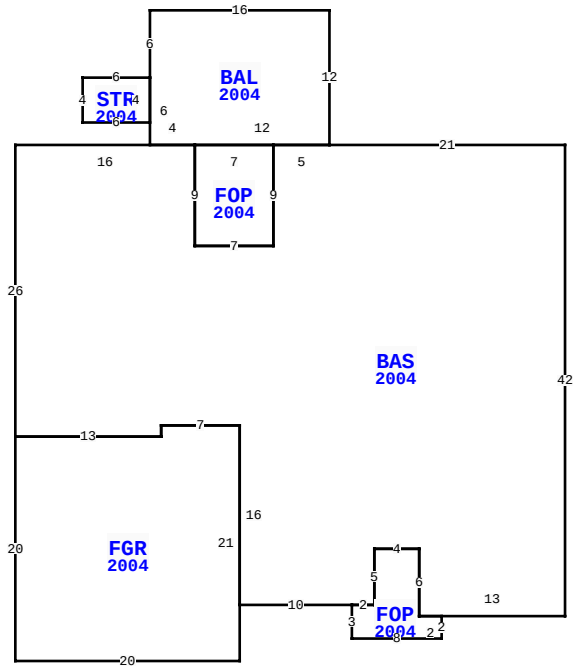
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	2004	29	3,857
BAS	1,632	100	2004	1,632	217,078
FGR	407	55	2004	224	29,795
FOP	42	30	2004	13	1,730
FOP	63	30	2004	19	2,527
STR	24	10	2004	2	266
TOTALS	2,360			1,919	255,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,919	106.5064	148.04	284,089	2004	2004	0	0	0	10.15	89.85

1 SNGL FAM 0% - 0 Heated Area: 1632 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

1518 AMELIA CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	255,254
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	513,264
SOH/AGL Deduction	64,208
ASSESSED VALUE	449,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,056
TOTAL JUST VALUE	513,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120602	H/AC	3,900	04/10/2012
20033476	NEW CONSTR	155,000	07/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0717	6/29/2016	WD	Q	I	01	250,000
GRANTOR: WILLIS GERALD TALBERT						
GRANTEE: WILSON SHARON						
1819/0892	10/10/2012	WD	Q	I	01	220,000
GRANTOR: O'KEEFE THOMAS F JR &						
GRANTEE: WILLIS GERALD TALBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 BAL=[YR=2004] N12W16S6 STR=[YR=2004]
W6S4E6N4$ S6E4 FOP=[YR=2004] S9E7N9W7$ E12$W5S9W7N9 W16 S26
FGR=[YR=2004] S20 E20 N21 W7 S1 W13$ E13 N1 E7 S16 E10
FOP=[YR=2004] S3 E8 N2 W2N6 W4 S5 W2 $ E2 N5 E4 S6 E13 N42$.

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
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	

LAND DESCRIPTION

TOTAL OB/XF 3,010

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS