

**SEASIDE AMELIA INC/
PO BOX 22069
ST SIMONS ISLAND, GA 31522**

00-00-31-1460-0045-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 3		2025			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 2								Tax Dist:							
BUILDING MARKET VALUE								1,437,890							
TOTAL MARKET OB/XF VALUE								99,107							
TOTAL LAND VALUE - MARKET								2,342,720							
TOTAL MARKET VALUE								3,879,717							
SOH/AGL Deduction								942,986							
ASSESSED VALUE								2,936,731							
TOTAL EXEMPTION VALUE								0							
BASE TAXABLE VALUE								2,936,731							
TOTAL JUST VALUE								3,879,717							
NCON VALUE								0							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								3,546,613							
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
BLDC - 2025 - 0								0				05/28/2025			
20230032				METAL REROOF								10/06/2023			
20182115				XFOB-DUNE WALKOVE				30,000				06/21/2018			
20150058				SIGN				2,400				01/12/2015			
20150059				SIGN				100				01/12/2015			
20141375				SIGN				1,335				06/25/2014			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE						
1050/1802		4/19/2002		WD	Q	I			1,500,000						
GRANTOR: MONTGOMERY MITCHELL R															
GRANTEE: SEASIDE AMELIA INC															
1045/0282		3/22/2002		WD	Q	I	06		100						
GRANTOR: TODD LOUIS W															
GRANTEE: MONTGOMERY MITCHELL															
BUILDING NOTES															
BUILDING DIMENSIONS															
FUS=[YR=2012;ORIG=-4,-65] W3 N8 E3 N8 N16 W88 S10 E9 S15 E26 S5 E9 S23 E17 E27 N21 \$															
BAS=[YR=1994;ORIG=-29,0] W59 S3 E4 S9 E23 S14 E9 S27 E8 E37 N6 E7 N15 W3 N8 E3 N9 W17 N10 W12 N5 \$															
FAT=[YR=2011;ORIG=11,-85] S30 E35 N7 E18 N3 E9 S10 E10 N10 E17 S10 E8 N8 W3 N9 W4 N10 E4 S10 E3 N13 W19 S8 W18 N8 W9 S9 W18 N9 W9 S9 W10 N9 W8 S10 E2 S6 W6 N16 W2 \$															
BAS=[YR=1994;ORIG=-88,3] S7 S29 S14 E21 E6 N27 N14 W23 N9 W4 \$															
FOP=[YR=2011;ORIG=-4,-97] N9 N3 W80 S2 W8 S10 E88 \$															
FUS=[YR=2013;ORIG=-101,-76] S9 S11 E18 S12 E17 N20 E9 N3 N5 W26 N15 W9 S11 W9 \$															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
42,720															
Common: 2,342,720															
PRINTED 07/09/2026 BY SYS															

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