UNIT 4-A
IN OR 2156/413
AMELIA RETREAT 1 OR 410/362

COLE TERRY P & LINDA H
4572 GROVE PARK DR
TALLAHASSEE, FL 32311

2023

00-00-30-0087-0004-00A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Balcony	FEP	FEP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0087000		0				1983	1983	100	100	0		

1 CONDO – 0% - 0 SQFT=1826 HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

8030 FIRST COAST HWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,194,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,194,000
SOH/AGL Deduction	311,910
ASSESSED VALUE	882,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,090
TOTAL JUST VALUE	1,194,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,085,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25685	NEW CONSTR	0	12/01/2012
B1226653	REMODEL	20,000	11/01/2012
B22077	REMODEL	3,000	11/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/0413	11/06/2017	WD	Q	I	01	800,000
GRANTOR: BRUTSCHER MARTIN & ER						
GRANTEE: COLE TERRY P & LIND						
1577/1498	7/21/2008	WD	Q	I		845,000
GRANTOR: STEWART JAMES W						
GRANTEE: BRUTSCHER MARTIN &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS