UNIT 5-A
IN OR 1546/1292
AMELIA RETREAT 1 OR 410/362

MEEKS MACK L REV LIVING TRUST/MEEKS MACK L TRUSTEE
8030 FIRST COAST HWY #5-A
FERNANDINA BEACH, FL 32034

2023

00-00-30-0087-0005-00A0

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
User Defined	FIREPLACE	FIREPLACE 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 – 100% - 2005 SQFT=1826 HX Base Yr 2005

8030 FIRST COAST HWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

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		688,554
ASSESSED VALUE		505,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,446
TOTAL JUST VALUE		1,194,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,085,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/1292	1/17/2008	WD	U	I	01	100
GRANTOR: MEEKS MACK L & CHARLO						
GRANTEE: MEEKS MACK L & CHAR						
0838/0369	6/18/1998	WD	Q	I		325,000
GRANTOR: SUMMEROUR J WILLIAM &						
GRANTEE: MEEKS MACK L (60%)						

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