UNIT B-103
IN OR 2051/859
AMELIA SURF & RACQUET CLUB 3

BOUCHARD ROBERT A & DEBRA E
4800 AMELIA ISLAND PKWY B103
FERNANDINA BEACH, FL 32034

2023

00-00-30-0090-000B-1030

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
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	ORIGINAL	ORIGINAL 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3002.00	

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
0090000		0				1982	1982	100	100	0		

1 CONDO – 100% - 2017 SQFT=1173 HX Base Yr 2017

4800 AMELIA ISLAND PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		607,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		607,000
SOH/AGL Deduction		322,055
ASSESSED VALUE		284,945
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,945
TOTAL JUST VALUE		607,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25695	REMODEL	0	12/01/2012
P1216274	OTHER	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2051/0859	5/20/2016	WD	Q	I	01	335,000
GRANTOR: MATTERA JAMES T & MAR						
GRANTEE: BOUCHARD ROBERT A &						
0786/0609	3/05/1997	WD	U	I	05	139,900
GRANTOR: BANK UNITED OF TEXAS						
GRANTEE: MATTERA JAMES T & M						

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