UNIT B-176
AMELIA SURF & RACQUET CLUB 3

CARLSON JOHN V TRUST/CARLSON JOHN V TRUSTEE
6318 NW 47TH PLACE
GAINESVILLE, FL 32653

2023

00-00-30-0090-000B-1760

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	7TH FLOOR	7TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
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% - 0 SQFT=1173 HX Base Yr

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

4800 AMELIA ISLAND PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		698,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		698,050
SOH/AGL Deduction		373,465
ASSESSED VALUE		324,585
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,585
TOTAL JUST VALUE		698,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20835	REMODEL	9,740	12/01/2007
3404	H/AC	1,350	05/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0259	1/25/2023	WD	Q	I	01	830,000
GRANTOR: MIXON CARROLL M L/E						
GRANTEE: CARLSON JOHN V TRUS						
2585/0796	8/16/2022	LE	U	I	11	100
GRANTOR: MIXON CARROLL M						
GRANTEE: REYNOLDS GAYLA DALE						

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