UNIT B-181
IN OR 2157/366
AMELIA SURF & RACQUET CLUB 3

CHAFIN TERRA FIRMA LLC
228 CLAREMORE DRIVE
WOODSTOCK, GA 30188

2023

00-00-30-0090-000B-1810

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
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 – 0% - 0 SQFT=1173 HX Base Yr

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	698,050
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	698,050
SOH/AGL Deduction	111,825
ASSESSED VALUE	586,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,225
TOTAL JUST VALUE	698,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/0366	9/05/2017	WD	U	I	11	100
GRANTOR: CHAFIN JOSEPH IDOUS J						
GRANTEE: CHAFIN TERRA FIRMA						
2141/1328	8/21/2017	WD	Q	I	01	485,000
GRANTOR: STRAUB WILLIAM & MARG						
GRANTEE: CHAFIN JOSEPH IDOUS						

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