UNIT 10
IN OR 2205/1541
THE COLONY CONDO OR 653/712

HOLT TERRY & KATHY
781 PARKSIDE TRAIL
MARIETTA, GA 30064

2023

00-00-30-019C-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	PROJECT	PROJECT 100
Balcony	FOP	FOP 100
Parking	2 CAR GAR	2 CAR GAR 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 3017.00

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
0192300		0				1991	1991	100	100	0		

1 CONDO – 0% - 0 SQFT=1149 HX Base Yr

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

4740 GULFSTREAM CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	330,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	330,000
SOH/AGL Deduction	91,630
ASSESSED VALUE	238,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,370
TOTAL JUST VALUE	330,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1541	6/20/2018	WD	U	I	38	582,600
GRANTOR: MATTHEWS BRIAN & JENN						
GRANTEE: HOLT TERRY & KATHY						
0814/1801	11/26/1997	WD	U	I	05	70,000
GRANTOR: FEDERAL TRUST BANK						
GRANTEE: MATTHEWS BRIAN & JE						

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