UNIT 101
SEASIDE RETREAT CONDO
OR 849/543-616

AGRIOS NICHOLAS G & CATHLEEN M
8030 FIRST COAST HWY #101
FERNANDINA BEACH, FL 32034

2023

00-00-30-0607-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump	N.SUOCEAN	N. OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FSP	FSP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	05	Quality Level 05
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
0607000		0				1999	1999	100	100	0		

1 CONDO – 100% - 2021 SQFT=2214 HX Base Yr 2021

8030 FIRST COAST HWY, 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: 5	Tax Dist:	
BUILDING MARKET VALUE		1,526,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,526,000
SOH/AGL Deduction		459,796
ASSESSED VALUE		1,066,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,016,204
TOTAL JUST VALUE		1,526,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,307,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/1078	7/29/2020	WD	Q	I	02	1,060,000
GRANTOR: GRAHAM KENNETH J						
GRANTEE: AGRIOS NICHOLAS G &						
0850/1035	9/29/1998	WD	Q	I		258,800
GRANTOR: SEASIDE RETREAT COMPA						
GRANTEE: GRAHAM KENNETH J						

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