UNIT 102
SEASIDE RETREAT CONDO
OR 849/543-616

TURNER SCOTT & DAWN
6 OLD MILL COURT
LONDON ON, N6K-4H6

2023

00-00-30-0607-0102-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump S.OCEAN		S. 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 – 0% - 0 SQFT=2214 HX Base Yr

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	309,950
ASSESSED VALUE	1,216,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,216,050
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
2334/1071	1/23/2020	QC	U	I	11	100
GRANTOR: DOUGLAS LAND DEVELOPM						
GRANTEE: FENDER ROBERT RUSSE						
2329/1844	1/03/2020	WD	Q	I	01	1,200,000
GRANTOR: FRIEDMAN VIDOR E & AL						
GRANTEE: TURNER SCOTT & DAWN						

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