UNIT 104
SEASIDE RETREAT CONDO
OR 849/543-616

FIFTH AVENUE HOLDINGS LLC
4410 MARINERS RIDGE
ALPHARETTA, GA 30005

2023

00-00-30-0607-0104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump S.OC	OCEAN	S. OCEAN 100
Desirability	2ND FLOOR	2ND 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

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

8030 FIRST COAST HWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,564,150
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,564,150
SOH/AGL Deduction	90,507
ASSESSED VALUE	1,473,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,473,643
TOTAL JUST VALUE	1,564,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,339,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2462/0862	5/18/2021	WD	Q	I	01	1,500,000
GRANTOR: WALDEN VIDA						
GRANTEE: FIFTH AVENUE HOLDIN						
2083/1800	11/10/2016	WD	Q	I	02	825,000
GRANTOR: HASTY BRENDA B ET AL						
GRANTEE: WALDEN VIDA						

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