UNIT 204
SEASIDE RETREAT CONDO
OR 884/972

WOODALL DUANE D & CHERYL ANN
8030 FIRST COAST HWY #204
FERNANDINA BEACH, FL 32034

2023

00-00-30-0607-0204-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump S.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 – 100% - 2022 SQFT=2214 HX Base Yr 2022

8030 FIRST COAST HWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

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		197,579
ASSESSED VALUE		1,366,571
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,316,571
TOTAL JUST VALUE		1,564,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,339,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005430	REMODEL	6,000	07/13/2020
19002934	REMODEL	9,000	04/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1317	12/16/2021	WD	Q	I	01	1,757,000
GRANTOR: COPELAND TED J LIVING						
GRANTEE: WOODALL DUANE DAVID						
2203/1053	6/12/2018	WD	Q	I	01	900,700
GRANTOR: CORBIN PATT CROCKETT						
GRANTEE: COPELAND TED J LIVI						

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