UNIT 302
L/E OR 1824/1117
CAPE SOUND ON AMELIA ISLAND

SALE JAMES W & JUDITH R L/E/
2145 PEBBLE BEACH WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-117C-0302-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1172300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	TYPICAL	TYPICAL 100	
Balcony	FOP	FOP 100	
Parking	2 CAR GAR	2 CAR GAR 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Oth Rooms		4 100	
User Defined	ELEVATOR	ELEVATOR 100	
User Defined	FIREPLACE	FIREPLACE 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1006.00		

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
		0				2007	2007	100	100	0		

1 CONDO – 100% - 2011 SQFT=2786 HX Base Yr 2011

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

2145 PEBBLE BEACH WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		600,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		600,000
SOH/AGL Deduction		355,025
ASSESSED VALUE		244,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,975
TOTAL JUST VALUE		600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062162	H/AC	3,110	09/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1824/1117	10/25/2012	WD	U	I	30	100
GRANTOR: SALE JAMES W & JUDITH						
GRANTEE: SALE JAMES W & JUDI						
1710/0152	10/08/2010	WD	U	I	11	224,900
GRANTOR: CAPE SOUND CONDOMINIU						
GRANTEE: SALE JAMES W & JUDI						

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 12/30/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS