UNIT 501
IN OR 2021/218
CAPE SOUND ON AMELIA ISLAND

TONETTI JOHN/NORAT KATHLEEN
2152 WHITE SANDS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-117C-0501-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	TYPICAL	TYPICAL 100
Balcony	FOP	FOP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		3 100
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
1172300		0				2007	2007	100	100	0		

1 CONDO – 100% - 2016 SQFT=1992 HX Base Yr 2016

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

2152 WHITE SANDS WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		526,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		526,000
SOH/AGL Deduction		268,821
ASSESSED VALUE		257,179
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,179
TOTAL JUST VALUE		526,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070709	ELEC OTHER	500	04/26/2007
20062164	H/AC	1,996	09/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0218	12/29/2015	WD	Q	I	01	284,000
GRANTOR: FANT ROBERT BRUCE & A						
GRANTEE: TONETTI JOHN & KATH						
1912/0634	4/04/2014	WD	Q	I	02	259,000
GRANTOR: MCCAFFERTY HENRY JAME						
GRANTEE: FANT ROBERT BRUCE &						

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