UNIT 803
IN OR 2220/504
CAPE SOUND ON AMELIA ISLAND

FORD JEFFREY A & TERRY K
1708 SOUTHLAKE DR
LOUISVILLE, KY 40223

2023

00-00-31-117C-0803-0000

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	
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 – 0% - 0 SQFT=2404 HX Base Yr

1885 WHITE SANDS WAY, 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: 2	Tax Dist:
BUILDING MARKET VALUE	587,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	587,000
SOH/AGL Deduction	203,430
ASSESSED VALUE	383,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,570
TOTAL JUST VALUE	587,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062170	H/AC	3,041	09/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0504	8/27/2018	WD	Q	I	01	355,000
GRANTOR: ANGUAS EDWIN & JANET						
GRANTEE: FORD JEFFREY A & TE						
1486/0865	3/20/2007	WD	Q	I		525,000
GRANTOR: BDA AMELIA LLLP						
GRANTEE: ANGUAS EDWIN & JANE						

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