UNIT 1401
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

HALEY PAUL V & LORI
1417 SADLER ROAD #416
FERANANDINA BEACH, FL 32034

2023

00-00-31-117C-1401-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1172300
Recreation	POOL	POOL 100	
Location	END	END 100	
View	POND	POND 100	
Balcony	FOP	FOP 100	
Parking 2 CAR	GAR	2 CAR GAR 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Oth Rooms		4 100	
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

1848 SURF SIDE DR, 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	616,350
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	616,350
SOH/AGL Deduction	102,375
ASSESSED VALUE	513,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	513,975
TOTAL JUST VALUE	616,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101879	OTHER	780	10/28/2010
20101591	H/AC	3,302	09/15/2010
20101487	REMODEL	2,500	09/01/2010
20101475	REMODEL	3,000	08/31/2010
20101278	REMODEL	87,125	08/04/2010
20081718	REPAIR/RRF	7,000	11/19/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/1146	7/18/2023	WD	Q	I	01	629,000
GRANTOR: THOMPSON JOHN C III &						
GRANTEE: HALEY PAUL V & LORI						
2459/1530	5/07/2021	WD	Q	I	02	479,900
GRANTOR: DILLON CAROLYN						
GRANTEE: THOMPSON JOHN C III						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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