UNIT 1404
PT OR 1832/466
CAPE SOUND ON AMELIA ISLAND

SWANSTONE CAPITAL LLC
4658 CARLTON DUNES DR #14
FERNANDINA BEACH, FL 32034

2023

00-00-31-117C-1404-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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
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
1172300		0				2007	2007	100	100	0		

1 CONDO – 0% - 0 SQFT=2404 HX Base Yr

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

1842 SURF SIDE DR, FERNANDINA BEACH

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	213,601
ASSESSED VALUE	402,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,749
TOTAL JUST VALUE	616,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101876	OTHER	720	10/28/2010
20101748	MECH OTHER	1,725	10/12/2010
20101751	ELEC OTHER	1,472	10/12/2010
20101588	H/AC	3,302	09/15/2010
20101490	REMODEL	2,500	09/01/2010
20101472	REMODEL	3,000	08/31/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1832/0466	12/19/2012	WD	U	I	30	100
GRANTOR: ZEBECK RONALD N & RIT						
GRANTEE: SWANSTONE CAPITAL L						
1733/1247	4/11/2011	WD	U	I	11	250,000
GRANTOR: CAPE SOUND CONDOMINIU						
GRANTEE: ZEBECK RONALD & RIT						

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