UNIT 1504
IN OR 1726/454
CAPE SOUND ON AMELIA ISLAND

MITCHELL BRIAN H & ANN M K
4762 SW 88TH DRIVE
GAINESVILLE, FL 32608

2023

00-00-31-117C-1504-0000

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		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 – 0% - 0 SQFT=1992 HX Base Yr

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

1830 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	552,300
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	552,300
SOH/AGL Deduction	172,421
ASSESSED VALUE	379,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,879
TOTAL JUST VALUE	552,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101880	OTHER	840	10/28/2010
20101747	MECH OTHER	1,725	10/12/2010
20101750	ELEC OTHER	1,741	10/12/2010
20101592	H/AC	2,370	09/15/2010
20101494	REMODEL	2,000	09/01/2010
20101468	REMODEL	3,000	08/31/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1726/0454	2/23/2011	WD	U	I	11	249,900
GRANTOR: CAPE SOUND CONDOMINIU						
GRANTEE: MITCHELL BRIAN H &						
1687/1924	7/13/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CAPE SOUND CONDOMIN						

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