UNIT 1602
IN OR 1744/835
CAPE SOUND ON AMELIA ISLAND

PHILLIPS ROBERT L & CAROLE A
2173 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-117C-1602-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1172300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 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	
User Defined	FIREPLACE	FIREPLACE 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 – 100% - 2016 SQFT=2786 HX Base Yr 2016

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

2173 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		630,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		630,000
SOH/AGL Deduction		332,036
ASSESSED VALUE		297,964
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,964
TOTAL JUST VALUE		630,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101885	OTHER	660	10/28/2010
20101772	NEW CONSTR	6,000	10/14/2010
20101598	H/AC	3,373	09/15/2010
20101496	REMODEL	2,500	09/01/2010
20101288	REMODEL	87,125	08/04/2010
20081725	REPAIR/RRF	15,000	11/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1744/0835	5/06/2011	WD	U	I	11	304,900
GRANTOR: CAPE SOUND CONDOMINIU						
GRANTEE: PHILLIPS ROBERT L &						
1687/1924	7/13/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CAPE SOUND CONDOMIN						

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