UNIT 1603
IN OR 2139/75
CAPE SOUND ON AMELIA ISLAND

PAYSOUR CHRIS E & CATHERINE D
2175 SURF SIDE DR #1603
FERNANDINA BEACH, FL 32034

2023

00-00-31-117C-1603-0000

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% - 2018 SQFT=2786 HX Base Yr 2018

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

2175 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		315,160
ASSESSED VALUE		314,840
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		259,840
TOTAL JUST VALUE		630,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101886	OTHER	720	10/28/2010
20101773	NEW CONSTR	6,000	10/14/2010
20101599	H/AC	3,373	09/15/2010
20101497	REMODEL	2,500	09/01/2010
20101289	REMODEL	87,125	08/04/2010
20081726	REPAIR/RRF	15,000	11/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/0075	8/01/2017	WD	Q	I	01	372,500
GRANTOR: HARTMAN ALAN C & PENN						
GRANTEE: PAYSOUR CHRIS E & C						
1936/0156	9/08/2014	TD	Q	I	02	368,000
GRANTOR: HAROLD S RESNICK REVO						
GRANTEE: HARTMAN ALAN C & PE						

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