UNIT 201
SAND DOLLAR VILLAS OR 358/475

WILKES ROY G/WILKES KATHRYN LVG TRUST
17 LAKESIDE LN
NORTH BARRINGTON, IL 60010

2023

00-00-31-1665-0201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1665000
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump	S.OCEAN	S. OCEAN 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1068.00		

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				1982	1982	100	100	0		

1 CONDO – 0% - 0 SQFT=776 HX Base Yr

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

3056 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	434,660
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	434,660
SOH/AGL Deduction	85,072
ASSESSED VALUE	349,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,588
TOTAL JUST VALUE	434,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/0561	1/31/2019	WD	U	I	11	100
GRANTOR: WILKES KATHRYN						
GRANTEE: KATHRYN WILKES LIVI						
2184/0660	3/15/2018	WD	Q	I	01	280,000
GRANTOR: SCHMIDT MICHAEL & JUD						
GRANTEE: WILKES ROY G & KATH						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS