UNIT 31 (A/K/A 1701)
OCEAN PLACE @ SUMMER BEACH
CONDO OR 793/475-572

UMSTEAD EDWARD & STEPHANIE
609 BRAE BURN DR
MARTINEZ, GA 30907

2023

00-SB-30-152P-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		7 100	1527100
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	END	END 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	7TH FLOOR	7TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		2 100	
Quality	04	Quality Level 04	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3025.00		

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				1997	1997	100	100	0		

1 CONDO – 0% - 0 SQFT=1739 HX Base Yr

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

4776 AMELIA ISLAND PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,514,400
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,514,400
SOH/AGL Deduction	0
ASSESSED VALUE	1,514,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,514,400
TOTAL JUST VALUE	1,514,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,507,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004736	REMODEL	120,000	04/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/1823	9/15/2021	WD	Q	I	05	1,720,000
GRANTOR: HARSHFIELD EDWARD G &						
GRANTEE: UMSTEAD EDWARD & ST						
2448/0608	3/29/2021	AS	U	I	11	100
GRANTOR: 4776 AMELIA ISLAND PA						
GRANTEE: HARSHFIELD EDWARD G						

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