UNIT 41 (A/K/A 2201)
IN OR 1690/309
OCEAN PLACE @ SUMMER BEACH

WALLACE JO MARTIEL B &/BRANNEN WILLIAM M
809 MAX THOMPSON RD
CANTON, NC 28716

2023

00-SB-30-152P-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1527100
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	END	END 100	
View Lump Su	OCEAN	OCEAN 100	
Desirability	2ND FLOOR	2ND 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	1,293,550
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,293,550
SOH/AGL Deduction	357,191
ASSESSED VALUE	936,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	936,359
TOTAL JUST VALUE	1,293,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,287,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1690/0309	7/20/2010	PR	U	I	19	100
GRANTOR: BRANNEN WILLIAM M P/R						
GRANTEE: WALLACE JO MARTIEL						
0907/1191	11/10/1999	WD	Q	I		549,000
GRANTOR: MICHELSON THOMAS A &						
GRANTEE: BRANNEN VIVIAN						

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