UNIT 59 (A/K/A 2504)
OCEAN PLACE @ SUMMER BEACH
CONDO OR 810/1800

PULIGNANO NICHOLAS JR REV TRST/PULIGNANO NICHOLAS
4567 ORTEGA ISLAND DR
JACKSONVILLE, FL 32210

2023

00-SB-30-152P-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		5 100	1527100
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View Lump Su	OCEAN	OCEAN 100	
Desirability	5TH FLOOR	5TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
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=1341 HX Base Yr

4776 AMELIA ISLAND PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,109,750
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,109,750
SOH/AGL Deduction	279,025
ASSESSED VALUE	830,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	830,725
TOTAL JUST VALUE	1,109,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1138	8/04/2020	WD	Q	I	01	700,000
GRANTOR: NEELAKANDAN HARISH &						
GRANTEE: PULIGNANO NICHOLAS						
1711/0165	11/19/2010	WD	U	I	35	495,000
GRANTOR: JAROS DORIS P TRUSTEE						
GRANTEE: NEELAKANDAN HARISH						

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