UNIT 89 (A/K/A 3404)
IN OR 2220/1253
OCEAN PLACE @ SUMMER BEACH

ALLESSANDRO-WEIR TRUST/ALLESSANDRO JAMES TRUSTEE
4776 AMELIA ISLAND PKWY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-152P-0089-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH 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
1527100		0				1997	1997	100	100	0		

1 CONDO – 100% - 2023 SQFT=1341 HX Base Yr 2023

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

4776 AMELIA ISLAND PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,061,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,061,500
SOH/AGL Deduction		0
ASSESSED VALUE		1,061,500
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		1,006,500
TOTAL JUST VALUE		1,061,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		979,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/1253	8/29/2018	WD	U	I	11	100
GRANTOR: ALLESSANDRO JAMES &						
GRANTEE: ALLESSANDRO-WEIR TR						
1570/0354	6/05/2008	WD	Q	I		700,000
GRANTOR: WHELAN DEBORAH & LAWR						
GRANTEE: ALLESSANDRO JAMES &						

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