GARAGE NUMBER D-16
OCEAN PLACE @ SUMMER BEACH
CONDO OR 793/475

4776 AMELIA ISLAND PARKWAY 21 LLC
5400 RAINTREE CT
WILLIAMSVILLE, NY 14221

2023

00-SB-30-152P-0D16-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Parking	DET GARAGE	DET GARAGE 100	1527100
Quality	04	Quality Level 04	
DOR CODE	0403	CONDO GRG/PRK SPACES	
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=264 HX Base Yr

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

AMELIA ISLAND PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	40,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	40,000
SOH/AGL Deduction	0
ASSESSED VALUE	40,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,000
TOTAL JUST VALUE	40,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/1893	3/31/2023	AS	U	I	11	0
GRANTOR: FIX PAUL D II & LAURE						
GRANTEE: 4776 AMELIA ISLAND						
2402/1167	10/20/2020	WD	Q	I	05	1,265,000
GRANTOR: PARFENCHUCK THOMAS A						
GRANTEE: FIX PAUL D II & LAU						

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