UNIT 611
SAILMAKER AT SUMMER BEACH CLUB
OR 493/162

KENNEDY MARY SUE L/E/
6 HILLSTONE COURT
COLUMBIA, SC 29212

2023

00-SB-30-1900-0611-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	ANGLE OCEA	ANGLE OCEA 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	3020.00	

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
1900000		0				1986	1986	100	100	0		

1 CONDO – 0% - 0 SQFT=1346 HX Base Yr

5010 SUMMER BEACH BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	841,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	841,000
SOH/AGL Deduction	208,835
ASSESSED VALUE	632,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	632,165
TOTAL JUST VALUE	841,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	701,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217545	H/AC	0	08/01/2012
B0310935	REPAIR/RRF	2,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2351/0613	3/27/2020	LE	U	I	11	100
GRANTOR: KENNEDY MARY SUE						
GRANTEE: KENNEDY JOHN MICHAE						
2189/1141	4/10/2018	WD	Q	I	01	585,000
GRANTOR: GIGI AMELIA LLC						
GRANTEE: KENNEDY MARY SUE						

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