UNIT 702
IN OR 498 PG 266
SAILMAKER AT SUMMER BEACH CLUB

PROCTOR LAND COMPANY
PO BOX 98
WOODBINE, GA 31569

2023

00-SB-30-1900-0702-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 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	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=1117 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	744,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	744,000
SOH/AGL Deduction	183,286
ASSESSED VALUE	560,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560,714
TOTAL JUST VALUE	744,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	621,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0498/0266	9/17/1986	WD	Q	I		157,000
GRANTOR: RILEY & MCGEHEE						
GRANTEE: PROCTOR LAND COMPAN						
0493/0847	7/16/1986	WD	Q	I		139,500
GRANTOR: NASSAU BEACH DEV VNT						
GRANTEE: RILEY & MOGEHEE						

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