UNIT 2C
SEA CHASE @ OCEAN VILLAGE
CONDO PHASE #2 OR 740/237

BUCK FAMILY FLORIDA LLC
4555 WHIMBREL PLACE
WINTER PARK, FL 32792

2023

00-SB-30-194D-002C-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1943100
Recreation	POOL	POOL 100	
Location	END	END 100	
View	OCEAN	OCEAN 100	
Desirability	FLAT SOUTH	FLAT SOUTH 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	ATT GARAGE	ATT GARAGE 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		2 100	
User Defined	REMODEL	REMODEL 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
		0				1996	1996	100	100	0		

1 CONDO – 0% - 0 SQFT=1889 HX Base Yr

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

5136 SEA CHASE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,126,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,126,000
SOH/AGL Deduction	62,410
ASSESSED VALUE	1,063,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,063,590
TOTAL JUST VALUE	1,126,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,015,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/0618	9/23/2020	WD	Q	I	01	1,140,000
GRANTOR: COLLINS SUSAN A						
GRANTEE: BUCK FAMILY FLORIDA						
2360/1049	4/30/2020	WD	U	I	11	100
GRANTOR: COLLINS CHRIS & SUSAN						
GRANTEE: COLLINS SUSAN A						

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