UNIT 12D
IN OR 1376/370
SEA CHASE @ OCEAN VILLAGE

KONTIO ELIZABETH R
5284 SEA CHASE DRIVE UNIT 4
FERNANDINA BEACH, FL 32034

2023

00-SB-30-194D-012D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1943100
Recreation	POOL	POOL 100	
Location	END	END 100	
View	OCEAN	OCEAN 100	
Desirability	P/H NORTH	P/H NORTH 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	ATT GARAGE	ATT GARAGE 100	
Bedrooms		4 100	
Bathrooms		4 100	
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
		0				1996	1996	100	100	0		

1 CONDO – 100% - 2006 SQFT=2617 HX Base Yr 2006

5284 SEA CHASE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,460,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,460,000
SOH/AGL Deduction		514,549
ASSESSED VALUE		945,451
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		895,451
TOTAL JUST VALUE		1,460,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,320,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0370	12/22/2005	QC	U	I	01	78,800
GRANTOR: KONTIO PETER						
GRANTEE: KONTIO ELIZABETH						
1260/1308	9/21/2004	WD	Q	I		1,275,000
GRANTOR: WANKEL HAROLD D (75%						
GRANTEE: KONTIO PETER & ELIZ						

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