BLDG 2 UNIT 2A
IN OR 2157/86
THE VILLAS @ SUMMER BEACH

DOLCE PROPERTIES BREVARD LLC
511 MCGUIRE BLVD
INDIAN HARBOUR BEACH, FL 32937

2023

00-SB-30-225V-0002-02A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	POOL	POOL 100
Desirability	FLAT	FLAT 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100

Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3024.00	

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
2258300		0				2003	2003	100	100	0		

1 CONDO – 0% - 0 SQFT=1539 HX Base Yr

95047 SAN REMO 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	473,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	473,000
SOH/AGL Deduction	87,010
ASSESSED VALUE	385,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,990
TOTAL JUST VALUE	473,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/0086	11/07/2017	TD	U	I	11	100
GRANTOR: DIPRIMA ROSEANN M REV						
GRANTEE: DOLCE PROPERTIES OF						
2060/0222	6/27/2016	WD	Q	I	02	277,900
GRANTOR: MCGINLEY EDGAR V						
GRANTEE: DIPRIMA ROSEANN M R						

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