BLDG 4 UNIT 3B
IN OR 1196/298
THE VILLAS @ SUMMER BEACH

LONG CHARLES M & CHRISTIE J
750 GATES MILL WAY
ALPHARETTA, GA 30004

2023

00-SB-30-225V-0004-03B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	UPPER FLAT	UPPER FLAT 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	FIREPLACE	FIREPLACE 100
User Defined	ELEVATOR	ELEVATOR 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=1908 HX Base Yr

95101 AMALFI DR, 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	527,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	527,000
SOH/AGL Deduction	97,450
ASSESSED VALUE	429,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,550
TOTAL JUST VALUE	527,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/0298	12/17/2003	WD	Q	I		343,600

GRANTOR: SUMMER BEACH DEVELOPM

GRANTEE: LONG CHARLES M & CH

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