BLDG 5 UNIT 5B
THE VILLAS @ SUMMER BEACH
CONDO PHASE 2 OR 1186/223

REID CAROL A
311 FOREST AVE
LANDRUM, SC 29356

2023

00-SB-30-225V-0005-05B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	2258300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Desirability	UPPER FLAT	UPPER FLAT 100	
Balcony	ENCL PORCH	ENCL PORCH 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
		0				2003	2003	100	100	0		

1 CONDO – 0% - 0 SQFT=1908 HX Base Yr

95121 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
P1216271	OTHER	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2381/1718	7/31/2020	WD	Q	I	01	430,000
GRANTOR: HOPGOOD JOHN KEITH &						
GRANTEE: REID CAROL A						
1994/1678	7/20/2015	WD	Q	I	01	345,000
GRANTOR: SAKURAI ERIC & GAIL						
GRANTEE: HOPGOOD JOHN KEITH						

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