BLDG 6 UNIT 1C
IN OR 1418/712
THE VILLAS @ SUMMER BEACH

ZAPPAS ANDREW J & DIANA C
95141 AMALFI DR 1C
FERNANDINA BEACH, FL 32034

2023

00-SB-30-225V-0006-01C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		3 100
Bathrooms		3.5 100
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 – 100% - 2007 SQFT=2093 HX Base Yr 2007

95141 AMALFI 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		606,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		606,000
SOH/AGL Deduction		292,857
ASSESSED VALUE		313,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,143
TOTAL JUST VALUE		606,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1418/0712	6/07/2006	WD	Q	I		615,000
GRANTOR: SNYDER GARY L & JOHNE						
GRANTEE: ZAPPAS ANDREW J & D						
1235/0776	6/03/2004	WD	Q	I		450,000
GRANTOR: HALL WALTER R & JOANN						
GRANTEE: SNYDER GARY L & JOH						

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