



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		5 100	8312000
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	OCEAN	OCEAN 100	
Desirability	5TH FLOOR	5TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality 03 Quality Level 03			
DOR CODE 0400 CONDOMINIUM			
MAP NUM MKT AREA 10			
NEIGHBORHOOD/LOC 10008.00			
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		
			1 CONDO - 0% - 0			1975	1975	100	100			SQFT=1263 HX Base Yr	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		820,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		820,000	
SOH/AGL Deduction		183,540	
ASSESSED VALUE		636,460	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		636,460	
TOTAL JUST VALUE		820,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23108	REPAIR/RRF	19,549	12/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1240	5/11/2020	QC	U	I	11	112,500
GRANTOR: ADROIT REH II LLC						
GRANTEE: WILLIAMS MICHAEL D						
2327/1747	12/26/2019	WD	U	I	30	440,000
GRANTOR: WILLIAMS MICHAEL D &						
GRANTEE: ADROIT REH II LLC						

EXTRA FEATURES																											
L N	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											
1334 SHIPWATCH CIR, FERNANDINA BEACH																											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%;">BLD DATE</td> <td></td> <td style="width:20%;">LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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XF DATE		LAND DATE																									
INC DATE		AG DATE																									

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV