

UNIT 241  
IN OR 2458/1156  
SANDCASTLES OR 359/238

PURSER R KEITH & ALLISON P  
101 NIGHTINGALE LANE  
BRUNSWICK, GA 31525

**2023**

01-6N-29-V17A-0241-0000  


| BUILDING CHARACTERISTICS |                  |                  | MARKET ADJUSTMENTS                    |                      |           |             |                |                |      |      |      |      |      |        |
|--------------------------|------------------|------------------|---------------------------------------|----------------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| ELEMENT                  | CD               | CONSTRUCTION     | TYPE                                  | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| Floor                    |                  | 2 100            | 8317021                               |                      | 0         |             |                |                | 1982 | 1982 | 100  | 100  | 0    |        |
| Recreation               | POOL             | POOL 100         | 1 CONDO - 0% - 0 SQFT=1352 HX Base Yr |                      |           |             |                |                |      |      |      |      |      |        |
| Location                 | END              | END 100          |                                       |                      |           |             |                |                |      |      |      |      |      |        |
| View                     | OCEAN            | OCEAN 100        |                                       |                      |           |             |                |                |      |      |      |      |      |        |
| Desirability             | 2ND FLOOR        | 2ND FLOOR 100    |                                       |                      |           |             |                |                |      |      |      |      |      |        |
| Balcony                  | OPEN             | OPEN 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         |                  | 10009.00         |                                       |                      |           |             |                |                |      |      |      |      |      |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                          | SUBAREA MARKET VALUE |           |             |                |                |      |      |      |      |      |        |
|                          |                  |                  |                                       |                      |           |             |                |                |      |      |      |      |      |        |
| TOTALS                   | 0                |                  | 0                                     |                      |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 5        |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY         |  |             |          |
| VALUATION BY              |  |             | STANDARD |
| Tax Group: 5              |  | Tax Dist:   |          |
| BUILDING MARKET VALUE     |  |             | 734,240  |
| TOTAL MARKET OB/XF VALUE  |  |             | 0        |
| TOTAL LAND VALUE - MARKET |  |             | 0        |
| TOTAL MARKET VALUE        |  |             | 734,240  |
| SOH/AGL Deduction         |  |             | 98,176   |
| ASSESSED VALUE            |  |             | 636,064  |
| TOTAL EXEMPTION VALUE     |  |             | 0        |
| BASE TAXABLE VALUE        |  |             | 636,064  |
| TOTAL JUST VALUE          |  |             | 734,240  |
| NCON VALUE                |  |             | 0        |
| INCOME VALUE              |  |             |          |
| PREVIOUS YEAR MKT VALUE   |  |             | 578,240  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B22472     | REMODEL     | 35,000 | 05/01/2009 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2458/1156                      | 4/29/2021 | WD        | Q     | I     | 01     | 525,000    |
| GRANTOR: OWENS ROCKY L & DONNA |           |           |       |       |        |            |
| GRANTEE: PURSER R KEITH & AL   |           |           |       |       |        |            |
| 1516/1171                      | 8/02/2007 | WD        | U     | I     | 01     | 100        |
| GRANTOR: OWENS ROCKY L & DONNA |           |           |       |       |        |            |
| GRANTEE: OWENS ROCKY L & DON   |           |           |       |       |        |            |

| 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 |
| 260/261 SANDCASTLES CT, FERNANDINA BEACH |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| BLD DATE                                 |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| XF DATE                                  |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| INC DATE                                 |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| LGL DATE                                 |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| LAND 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |