UNIT 272
IN OR 1502/1954
SANDCASTLES OR 359/238

CHOW WILLIAM H & MARGARET M
19466 SASSAFRAS RIDGE TERRACE
LEESBURG, VA 20176

2023

01-6N-29-V17A-0272-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH 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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8317021		0				1982	1982	100	100	0		

1 CONDO – 0% - 0 SQFT=1385 HX Base Yr

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

311/312 SANDCASTLES CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	790,720
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	790,720
SOH/AGL Deduction	163,262
ASSESSED VALUE	627,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	627,458
TOTAL JUST VALUE	790,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	622,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25415	REMODEL	22,000	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/1954	6/04/2007	WD	Q	I		615,000
GRANTOR: SIDHWA DINSHAW B & EL						
GRANTEE: CHOW WILLIAM H & MA						
1264/1138	10/08/2004	WD	Q	I		474,500
GRANTOR: LINDBERG ERIC & EDGAR						
GRANTEE: SIDHWA DINSHAW ELS						

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