LOT 2
DECLARATION ESMT OR 637/113
ESMT PT OR 1773/1210

LEVY RICHARD L & KINDA G/SOUND POINT PLACE LLC
1460 PATTON DRIVE
BOULDER, CO 80303

**2023**

**03-6N-29-0SP2-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 10007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SOUND POINT PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 38,811 |
| TOTAL LAND VALUE - MARKET | 1,380,000 |
| TOTAL MARKET VALUE | 1,418,811 |
| SOH/AGL Deduction | 76,250 |
| ASSESSED VALUE | 1,342,561 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,342,561 |
| TOTAL JUST VALUE | 1,418,811 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,220,510 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2437/1730 | 2/24/2021 | WD | Q | I | 01 | 1,275,000 |
| GRANTOR: OLIN MARK R | | | | | | |
| GRANTEE: LEVY RICHARD L & LI | | | | | | |
| 1259/0259 | 9/14/2004 | WD | Q | I | | 1,200,000 |
| GRANTOR: COBB JAMES H III | | | | | | |
| GRANTEE: OLIN MARK R & JANET | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 2,168.00 | SF | 20.00 | 20.00 | 100 | 2016 | 2016 | 3 | 84 | 36,422 | |
| 2 | 0303 | FLT DOCK W | 0 | 0 | 20 | 10 | 200.00 | SF | 13.00 | 13.00 | 100 | 2010 | 2010 | 3 | 64 | 1,664 | |
| 3 | 0311 | WD GANG WY | 0 | 0 | 20 | 0 | 20.00 | SF | 22.50 | 22.50 | 100 | 2010 | 2010 | 3 | 50 | 225 | |
| 4 | 0317 | DCK PLNG W | 0 | 0 | 0 | 0 | 2.00 | UT | 500.00 | 500.00 | 100 | 2010 | 2010 | 3 | 50 | 500 | |

### LAND DESCRIPTION

TOTAL OB/XF 38,811

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000732 | C | MISC RES RIV | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.15 | 1.15 | 1,200,000.00 | 1,380,000.00 | 1,380,000 | | | | | | | |

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 1,380,000 Market: 0 Agricultural: 0 Common: 1,380,000 PRINTED 08/02/2023 BY SYS