



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		1 100	0090000		1,173				1982	1982	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 2024												
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr												
Location	INTERIOR	INTERIOR 100													
View Lump Sum	OCEAN	OCEAN 100													
Desirability	FLOOR	1ST FLOOR 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN	OPEN 100													
Bedrooms		2 100													
Bathrooms		2 100													
Oth Rooms		2 100													
User Definition	ORIGINAL	ORIGINAL 100													
Quality	03	Quality Level 03													
DOR CODE	0400	CONDOMINIUM													
MAP NUM		MKT AREA	03												
NEIGHBORHOOD/LOC	3002.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS	1,173		1,173												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			637,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			637,000
SOH/AGL Deduction			0
ASSESSED VALUE			637,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			637,000
TOTAL JUST VALUE			637,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			607,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25695	REMODEL	0	12/01/2012
P1216274	OTHER	0	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1137	1/23/2024	WD	Q	I	01	1,000,000
GRANTOR: AMELIA ISLAND B103 LL						
GRANTEE: MORGAN PATRICIA						
2669/112	9/25/2023	WD	Q	I	01	739,900
GRANTOR: BOUCHARD ROBERT A & D						
GRANTEE: AMELIA ISLAND B103						

BLD DATE		LGL DATE	
XF DATE	INC 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