

LEWIS AMANDA C
4741 GULFSTREAM COURT #7
FERNANDINA BEACH, FL 32034

00-00-30-019C-0007-0000

BUILDING CHARACTERISTICS

CD CONSTRUCTION

ELEMENT

Floor
Recreation POOL
Recreation TENNIS CT
Location CORNER
View Lump PROJECT
Balcony FOP
Parking 2 CAR GAR
Bedrooms 2 100
Bathrooms 2 100
Oth Rooms 2 100

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

0192300 1,149 1 CONDO - 100% - 2022 HX Base Yr 2022

DOR CODE MAP NUM NEIGHBORHOOD/LOC

0400 CONDOMINIUM MKT AREA 03 3017.00

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

TOTALS 1,149 1,149

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

LAND DESCRIPTION

USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 08/06/2024 BY SYS

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 307,000

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 0

TOTAL MARKET VALUE 307,000

SOH/AGL Deduction 35,410

ASSESSED VALUE 271,590

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 221,590

TOTAL JUST VALUE 307,000

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 330,000

SALES DATA

OFF RECORD Number DATE TYPE INST Q / V I RSN CD SALE PRICE

2468/0086 6/04/2021 WD Q I 01 299,000

GRANTOR: RAPPORT LELAND W & CA

GRANTEE: LEWIS AMANDA C

2405/1762 11/02/2020 WD Q I 01 230,000

GRANTOR: MCMAHON JOHN & NANETT

GRANTEE: RAPPORT LELAND W &

BUILDING NOTES

BUILDING DIMENSIONS