UNIT 604
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

FORNECKER LAURA &/O'DEA MARY KATHLEEN
O'DEA MARY KATHLEEN (M/C), 2168 WHITE SANDS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-117C-0604-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	TYPICAL	TYPICAL 100
Balcony	FOP	FOP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		4 100
User Defined	ELEVATOR	ELEVATOR 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,404		2,404	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1172300		2,404				2007	2007	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

2168 WHITE SANDS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		534,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		534,000
SOH/AGL Deduction		89,187
ASSESSED VALUE		444,813
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		394,813
TOTAL JUST VALUE		534,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061061	NEW CONSTR	0	09/18/2006
20061061	CO ISSUED	0	09/18/2006
20062142	H/AC	3,041	09/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2391/0498	9/10/2020	WD	Q	I	01	380,000
GRANTOR: FELTZ JAY W & ELIZABE						
GRANTEE: FORNECKER LAURA & M						
2199/0147	5/25/2018	WD	Q	I	01	339,000
GRANTOR: WORTMAN ANTJE						
GRANTEE: FELTZ JAY W & ELIZA						

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS