UNIT 1001
IN OR 1968/1078
CAPE SOUND ON AMELIA ISLAND

HARVEY DEBORAH
2187 WHITE SANDS WAY
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-117C-1001-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Location | END | END 100 |
| View | POND | POND 100 |
| Balcony | FOP | FOP 100 |
| Parking 2 CAR | GAR | 2 CAR GAR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Oth Rooms | | 3 100 |
| 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 | 1,992 | | 1,992 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1172300 | | 1,992 | | | | 2007 | 2007 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2019 HX Base Yr 2019

2187 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 | | 523,950 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 523,950 |
| SOH/AGL Deduction | | 206,171 |
| ASSESSED VALUE | | 317,779 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 262,779 |
| TOTAL JUST VALUE | | 523,950 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 552,300 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C061074 | CO ISSUED | 0 | 09/01/2006 |
| 20061074 | OTHER | 0 | 09/01/2006 |
| 20062146 | H/AC | 1,996 | 09/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1968/1078 | 3/12/2015 | WD | Q | I | 01 | 290,000 |
| GRANTOR: RASMUSSEN RONALD & SU | | | | | | |
| GRANTEE: HARVEY DEBORAH | | | | | | |
| 1709/1359 | 10/05/2010 | WD | U | I | 11 | 224,900 |
| GRANTOR: CAPE SOUND CONDOMINIU | | | | | | |
| GRANTEE: RASMUSSEN RONALD & | | | | | | |

## 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