

UNIT 1202
IN OR 2196/1757
CAPE SOUND ON AMELIA ISLAND

HOGAN JAMES J III REV TRUST/HOGAN JAMES J III TRUS
1866 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-117C-1202-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1172300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	1 CONDO - 100% - 2017
View	POND	POND 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 Def	ELEVATOR	ELEVATOR 100	
User Def	FIREPLACE	FIREPLACE 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	2,786		2,786

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		2,786				2007	2007	100	100	0	
HX Base Yr 2017											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			598,500
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			598,500
SOH/AGL Deduction			260,453
ASSESSED VALUE			338,047
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			288,047
TOTAL JUST VALUE			598,500
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			630,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101870	OTHER	925	10/28/2010
20101543	H/AC	3,422	09/10/2010
20101480	REMODEL	2,500	09/01/2010
20101454	REMODEL	3,000	08/31/2010
20101271	REMODEL	87,125	08/04/2010
20062154	H/AC	3,110	09/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1757	4/30/2018	QC	U	I	11	100
GRANTOR: HOGAN JAMES J III						
GRANTEE: JAMES J HOGAN III R						
2023/1558	1/15/2016	WD	Q	I	01	369,000
GRANTOR: GEORGE RONALD D & TER						
GRANTEE: HOGAN JAMES J III						

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
1866 SURF SIDE DR, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		
												TOTAL OB/XF	0			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV