UNIT 1304
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

W DURAND CHILDERS
1850 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-117C-1304-0000

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		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 – 0% - 0 HX Base Yr

1850 SURF SIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	560,700
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	560,700
SOH/AGL Deduction	0
ASSESSED VALUE	560,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560,700
TOTAL JUST VALUE	560,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101872	OTHER	715	10/28/2010
20101749	MECH OTHER	1,725	10/12/2010
20101753	ELEC OTHER	1,159	10/12/2010
20101584	H/AC	3,302	09/15/2010
20101486	REMODEL	2,500	09/01/2010
20101460	REMODEL	3,000	08/31/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2705/1309	4/12/2024	WD	Q	I	01	800,000
GRANTOR: DARIUS PROPERTY LTD						
GRANTEE: W DURAND CHILDERS						
2580/1520	7/27/2022	WD	Q	I	01	800,000
GRANTOR: KELLY CHRISTY						
GRANTEE: DARIUS PROPERTY LTD						

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