UNIT 1404
PT OR 1832/466
CAPE SOUND ON AMELIA ISLAND

SWANSTONE CAPITAL LLC
4658 CARLTON DUNES DR #14
FERNANDINA BEACH, FL 32034

2024

00-00-31-117C-1404-0000

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

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

1842 SURF SIDE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

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	117,676
ASSESSED VALUE	443,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,024
TOTAL JUST VALUE	560,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101876	OTHER	720	10/28/2010
20101748	MECH OTHER	1,725	10/12/2010
20101751	ELEC OTHER	1,472	10/12/2010
20101588	H/AC	3,302	09/15/2010
20101490	REMODEL	2,500	09/01/2010
20101472	REMODEL	3,000	08/31/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1832/0466	12/19/2012	WD	U	I	30	100
GRANTOR: ZEBECK RONALD N & RIT						
GRANTEE: SWANSTONE CAPITAL L						
1733/1247	4/11/2011	WD	U	I	11	250,000
GRANTOR: CAPE SOUND CONDOMINIU						
GRANTEE: ZEBECK RONALD & RIT						

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