UNIT 1602
IN OR 1744/835
CAPE SOUND ON AMELIA ISLAND

PHILLIPS ROBERT L & CAROLE A
2173 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-117C-1602-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 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
User Defined	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
1172300		2,786				2007	2007	100	100	0		

1 CONDO – 100% - 2016

HX Base Yr 2016

2173 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		598,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		598,500
SOH/AGL Deduction		291,597
ASSESSED VALUE		306,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,903
TOTAL JUST VALUE		598,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101885	OTHER	660	10/28/2010
20101772	NEW CONSTR	6,000	10/14/2010
20101598	H/AC	3,373	09/15/2010
20101496	REMODEL	2,500	09/01/2010
20101288	REMODEL	87,125	08/04/2010
20081725	REPAIR/RRF	15,000	11/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1744/0835	5/06/2011	WD	U	I	11	304,900
GRANTOR: CAPE SOUND CONDOMINIU						
GRANTEE: PHILLIPS ROBERT L &						
1687/1924	7/13/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CAPE SOUND CONDOMIN						

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