

UNIT 1603  
IN OR 2139/75  
CAPE SOUND ON AMELIA ISLAND

MCVEIGH CURTIS WILLARD JR & STEPHANIE GAYLE  
6318 BROOKS CIRCLE  
BLACKSHEAR, GA 31516

**2024**

00-00-31-117C-1603-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1172300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	1 CONDO - 0% - 2024
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

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		0	
ASSESSED VALUE		598,500	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		598,500	
TOTAL JUST VALUE		598,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		630,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101886	OTHER	720	10/28/2010
20101773	NEW CONSTR	6,000	10/14/2010
20101599	H/AC	3,373	09/15/2010
20101497	REMODEL	2,500	09/01/2010
20101289	REMODEL	87,125	08/04/2010
20081726	REPAIR/RRF	15,000	11/20/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2660/1488	8/14/2023	WD	Q	I	01	705,000
GRANTOR: PAYSOUR CHRIS E & CAT						
GRANTEE: MCVEIGH CURTIS WILL						
2139/0075	8/01/2017	WD	Q	I	01	372,500
GRANTOR: HARTMAN ALAN C & PENN						
GRANTEE: PAYSOUR CHRIS E & C						

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							
2175 SURF SIDE DR, FERNANDINA BEACH																							

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	
0																									