UNIT 1604
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

SHAW JOHN CHARLES & DEBORAH
2177 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-117C-1604-0000

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 – 100% - 2022 HX Base Yr 2022

2177 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		147,871
ASSESSED VALUE		412,829
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		362,829
TOTAL JUST VALUE		560,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101887	OTHER	720	10/28/2010
20101774	NEW CONSTR	6,000	10/14/2010
20101600	H/AC	3,302	09/15/2010
20101498	REMODEL	2,000	09/01/2010
20101290	REMODEL	87,125	08/04/2010
20081727	REPAIR/RRF	15,000	11/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0343	10/19/2021	WD	Q	I	01	599,000
GRANTOR: BENNETT GREG A & PAME						
GRANTEE: SHAW JOHN CHARLES &						
1744/1307	6/22/2011	WD	U	I	11	265,000
GRANTOR: CAPE SOUND CONDOMINIU						
GRANTEE: BENNETT GREG A & PA						

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