

UNIT 36 (A/K/A 2101)  
 OCEAN PLACE @ SUMMER BEACH  
 CONDO OR 810/1800

WILLIAMS JAMES MICHAEL  
 1221 W 4TH ST SUITE 11  
 ADEL, GA 31620

2024

00-SB-30-152P-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Floor		1	100	152	7100			1,739		1997	1997	100	100	0		VALUATION BY STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 1,287,000 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 0 TOTAL MARKET VALUE 1,287,000 SOH/AGL Deduction 0 ASSESSED VALUE 1,287,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,287,000 TOTAL JUST VALUE 1,287,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,262,000																				
Recreation	POOL	POOL 100		1 CONDO - 0% - 2024										HX Base Yr																						
Recreation	TENNIS CT	TENNIS CT 100																																		
Location	END	END 100																																		
View Lump Sum	OCEAN	OCEAN 100																																		
Desirability	FLOOR	1ST FLOOR 100																																		
Balcony	FOP/PATIO	FOP/PATIO 100																																		
Parking	OPEN	OPEN 100																																		
Bedrooms		3 100																																		
Bathrooms		3 100																																		
Oth Rooms		2 100																																		
Quality	04	Quality Level 04																																		
DOR CODE	0400	CONDOMINIUM																																		
MAP NUM		MKT AREA												03																						
NEIGHBORHOOD/LOC		3025.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS	1,739		1,739																																	
EXTRA FEATURES				4776 AMELIA ISLAND PKWY										36, FERNANDINA BEACH																						
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																				
																	BLD DATE										LGL DATE									
																	XF DATE										LAND DATE									
																	INC DATE										AG DATE									
																	TOTAL OB/XF										0									
LAND DESCRIPTION																	TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																				