UNIT 51 (A/K/A 2401)
IN OR 1688/585
OCEAN PLACE @ SUMMER BEACH

JOHNSON CLIFFORD L & KELLY J
4776 AMELIA ISLAND PKWY UNIT #
FERNANDINA BEACH, FL 32034

2024

00-SB-30-152P-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		4 100	1527100
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	END	END 100	
View Lump Su	OCEAN	OCEAN 100	
Desirability	4TH FLOOR	4TH 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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,739				1997	1997	100	100	0		

1 CONDO – 100% - 2019

HX Base Yr 2019

4776 AMELIA ISLAND PKWY 51, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,415,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,415,700
SOH/AGL Deduction		599,085
ASSESSED VALUE		816,615
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		766,615
TOTAL JUST VALUE		1,415,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,388,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1688/0585	7/14/2010	WD	Q	I	02	700,000
GRANTOR: CODY JENNIE J & STEVE						
GRANTEE: JOHNSON CLIFFORD L						
1449/1430	10/04/2006	WD	Q	I		1,150,000
GRANTOR: HAUSER AMBROSE A & JU						
GRANTEE: CODY JENNIE J & STE						

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 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