UNIT 60 (A/K/A 2505)
IN OR 1509/133
OCEAN PLACE @ SUMMER BEACH

DUCHAK JOHN M III
1036 WILD HICKORY LANE
CENTERVILLE, OH 45458

2024

00-SB-30-152P-0060-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Su	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH 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
1527100		1,739				1997	1997	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

4776 AMELIA ISLAND PKWY 60, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,480,050
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,480,050
SOH/AGL Deduction	351,961
ASSESSED VALUE	1,128,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,128,089
TOTAL JUST VALUE	1,480,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,451,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1509/0133	6/29/2007	QC	U	I	01	150,000
GRANTOR: DUCHAK JOHN M SR &						
GRANTEE: DUCHAK JOHN M III						
0835/1333	6/01/1998	WD	U	I	12	550,000
GRANTOR: PEARSON JAMES M & SHA						
GRANTEE: DUCHAK JOHN M SR &						

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