GARAGE NUMBER B-7
IN OR 2044/465
OCEAN PLACE @ SUMMER BEACH

O'NEIL THOMAS F & MAURA E
95191 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-152P-00B7-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Parking	DET GARAGE	DET GARAGE 100 1527100
Quality	04	Quality Level 04
DOR CODE	0403	CONDO GRG/PRK SPACES
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	264		264	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		264				1997	1997	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

AMELIA ISLAND PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	40,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	40,000
SOH/AGL Deduction	4,569
ASSESSED VALUE	35,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,431
TOTAL JUST VALUE	40,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/0465	4/28/2016	EE	U	I	37	35,000
GRANTOR: CONTE RONALD J & MELI						
GRANTEE: O'NEIL THOMAS F & M						
1710/0129	11/12/2010	WD	Q	I	05	725,000
GRANTOR: THORNTON ERIC H						
GRANTEE: CONTE RONALD J & ME						

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