

UNIT 103 (A/K/A 3703)  
 OCEAN PLACE @ SUMMER BEACH  
 CONDO OR 818/1805

BOYD ROBERT J/WOLF TAMILA L  
 1804 CONSTITUTIONAL BLVD  
 VALENCIA, PA 16059

2024

00-SB-30-152P-0103-0000

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		7 100	15	27100		1,255			1997	1997	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr											
Location	INTERIOR	INTERIOR 100												
View Lump Sum	OCEAN	OCEAN 100												
Desirability	FLOOR	7TH FLOOR 100												
Balcony	FOP/PATIO	FOP/PATIO 100												
Parking	OPEN	OPEN 100												
Bedrooms		2 100												
Bathrooms		2 100												
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			1,255	1,255										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	1,070,400		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,070,400		
SOH/AGL Deduction	234,106		
ASSESSED VALUE	836,294		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	836,294		
TOTAL JUST VALUE	1,070,400		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,068,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007274	REMODEL	49,500	08/11/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/0246	8/06/2019	WD	Q	I	01	789,900
GRANTOR: HELMER DAVID W & LISA						
GRANTEE: BOYD ROBERT J & TAM						
2110/1424	3/31/2017	WD	Q	I	01	600,000
GRANTOR: SHELLER JOHN O & PATR						
GRANTEE: HELMER DAVID W & LI						

EXTRA FEATURES																
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
4776 AMELIA ISLAND PKWY 103, FERNANDINA BEACH																

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

BUILDING NOTES														
BUILDING DIMENSIONS														

LAND DESCRIPTION															TOTAL OB/XF									
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
0																								