UNIT 303
IN OR 2109/1400
SAILMAKER AT SUMMER BEACH CLUB

THE PRANAS LINAS NORUSIS DECLARATION OF TRUST/NORU
14654 STONEGATE DRIVE
HOMER GLEN, IL 60491

2024

00-SB-30-1900-0303-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	POOL	POOL 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,325		1,325	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1900000		1,325				1986	1986	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

5010 SUMMER BEACH BLVD 303, 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	571,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	571,000
SOH/AGL Deduction	58,565
ASSESSED VALUE	512,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,435
TOTAL JUST VALUE	571,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/1400	3/24/2017	WD	Q	I	01	349,900
GRANTOR: CLERICO NEIL & LUGENE						
GRANTEE: THE PRANAS LINAS NO						
2109/1397	3/14/2017	WD	U	I	11	100
GRANTOR: MCPHERSON JAY						
GRANTEE: CLERICO NEIL & LUGE						

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