UNIT 610
SAILMAKER AT SUMMER BEACH CLUB
OR 493/162

COOGAN ROBERT FRANCIS & LORI ANN
202 MEADOW GATE DR
ANNAPOLIS, MD 21409

2024

00-SB-30-1900-0610-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	ANGLE OCEA	ANGLE OCEA 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,162		1,162	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1900000		1,162				1986	1986	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

5010 SUMMER BEACH BLVD 610, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	714,850
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	714,850
SOH/AGL Deduction	124,566
ASSESSED VALUE	590,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	590,284
TOTAL JUST VALUE	714,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	722,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1433	4/02/2024	WD	Q	I	01	740,000
GRANTOR: SMITH CHARLES D & HAU						
GRANTEE: COOGAN ROBERT FRANC						
2271/1102	1/27/2019	WD	U	I	11	100
GRANTOR: SMITH CHARLES D JR &						
GRANTEE: SMITH CHARLES D & B						

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