BLDG 3 UNIT 2A
THE VILLAS @ SUMMER BEACH
CONDO PHASE 1 OR 1138/152

FAGALY WILLIAM R & JANET H
95069 SAN REMO DR 2-A
FERNANDINA BEACH, FL 32034

2024

00-SB-30-225V-0003-02A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	POOL	POOL 100
Desirability	FLAT	FLAT 100
Balcony	SCRN PORCH	SCRN PORCH 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,539		1,539	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2258300		1,539				2003	2003	100	100	0		

1 CONDO – 100% - 2020 HX Base Yr 2020

95069 SAN REMO DR 2A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		496,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		496,000
SOH/AGL Deduction		217,858
ASSESSED VALUE		278,142
TOTAL EXEMPTION VALUE	HX HB VX BX DX	65,000
BASE TAXABLE VALUE		213,142
TOTAL JUST VALUE		496,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008759	CONVERT EXISTING	12,500	07/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/1769	6/14/2019	WD	Q	I	02	378,000
GRANTOR: HARRIS JOHN C & PATRI						
GRANTEE: FAGALY WILLIAM R &						
1988/1084	6/30/2015	WD	Q	I	02	309,000
GRANTOR: UNTER KURT & PATRICIA						
GRANTEE: HARRIS JOHN C & PAT						

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