BLDG 5 UNIT 1C
THE VILLAS @ SUMMER BEACH
CONDO PHASE 2 OR 1186/223

GOVERNALE JOSEPH
95121 AMALFI DR UNIT 1C
FERNANDINA BEACH, FL 32034

2024

00-SB-30-225V-0005-01C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,093		2,093	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2258300		2,093				2003	2003	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

95121 AMALFI DR 1C, 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		594,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		594,000
SOH/AGL Deduction		29,601
ASSESSED VALUE		564,399
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		514,399
TOTAL JUST VALUE		594,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25624	REMODEL	5,300	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/1502	9/16/2019	WD	Q	I	01	485,000
GRANTOR: CUMMINS J MICHAEL & A						
GRANTEE: GOVERNALE JOSEPH						
1192/0932	12/02/2003	WD	Q	I		382,600
GRANTOR: SUMMER BEACH DEVELOPM						
GRANTEE: CUMMINS J MICHAEL &						

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