

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		5 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	OCEAN	OCEAN 100	
Desirable	5TH FLOOR	5TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality		03	Quality Level 03
DOR CODE		0400	CONDOMINIUM
MAP NUM			MKT AREA 10
NEIGHBORHOOD/LOC		10008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS		1,263	1,263

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8312000		1,263				1975	1975	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		824,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		824,000	
SOH/AGL Deduction		123,894	
ASSESSED VALUE		700,106	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		700,106	
TOTAL JUST VALUE		824,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		820,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23108	REPAIR/RRF	19,549	12/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1240	5/11/2020	QC	U	I	11	112,500
GRANTOR: ADROIT REH II LLC						
GRANTEE: WILLIAMS MICHAEL D						
2327/1747	12/26/2019	WD	U	I	30	440,000
GRANTOR: WILLIAMS MICHAEL D &						
GRANTEE: ADROIT REH II LLC						

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
1334 SHIPWATCH CIR, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								