UNIT 285
IN OR 783/180
SANDCASTLES OR 359/238

KOONS SCOTT ROBERT
5210 NW 50TH TERRACE
GAINESVILLE, FL 32606-4309

2024

01-6N-29-V17A-0285-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	7TH FLOOR	7TH FLOOR 100
Balcony	OPEN	OPEN 100
Parking	OPEN	OPEN 100
Bedrooms		1 100
Bathrooms		1 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 10

NEIGHBORHOOD/LOC 10009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	970		970	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8317021		970				1982	1982	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

329 SANDCASTLES CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	509,240
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	509,240
SOH/AGL Deduction	66,124
ASSESSED VALUE	443,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,116
TOTAL JUST VALUE	509,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/0180	1/23/1997	WD	U	I	06	39,800
GRANTOR: ANDERSON CHRISTINE RE						
GRANTEE: KOONS SCOTT ROBERT						
0686/0935	8/12/1993	WD	Q	I		115,000
GRANTOR: CONRAD & BOYLE						
GRANTEE: KOONS & ANDERSONR						

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