

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		5 100	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View	OCEAN	OCEAN 100	
Desirability	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		04	Quality Level 04
DOR CODE		0400	CONDOMINIUM
MAP NUM			MKT AREA 10
NEIGHBORHOOD/LOC		10004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS		1,120	1,120

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8300300		1,120				1984	1984	100	100	0	
1 CONDO - 100% - 2022											
HX Base Yr 2022											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		786,500	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		786,500	
SOH/AGL Deduction		41,960	
ASSESSED VALUE		744,540	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		694,540	
TOTAL JUST VALUE		786,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		778,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25522	REPAIR/RRF	2,034	01/01/2012
P0408732	REMODEL	0	11/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/1840	11/16/2021	QC	U	I	11	100
GRANTOR: POAGE EDWIN D & SUSAN						
GRANTEE: POAGE TRUST						
2428/1148	1/26/2021	WD	Q	I	01	680,000
GRANTOR: GONZALEE LLC						
GRANTEE: POAGE EDWIN D & SUS						

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
1657 SEA DUNES PL, FERNANDINA BEACH																
TOTALS 0																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		