

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		5 100	0090000
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	FLOOR	5TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		1 100	
Bathrooms		1 100	
Oth Rooms		2 100	
User Definition	ORIGINAL	ORIGINAL 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
	TOT ADJ AREA		SUBAREA MARKET VALUE
TOTALS	772		772

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		772				1982	1982	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			464,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			464,000
SOH/AGL Deduction			40,875
ASSESSED VALUE			423,125
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			423,125
TOTAL JUST VALUE			464,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			459,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25334	R/R	3,500	11/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/663	6/16/2025	QC	U	I	11	100
GRANTOR: MATHURIN JEAN-LUC & M						
GRANTEE: LUCA REAL ESTATE IN						
2302/0421	9/05/2019	WD	Q	I	01	325,000
GRANTOR: MATRICIA DANIEL & SUE						
GRANTEE: MATHURIN JEAN-LUC &						

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
4800 AMELIA ISLAND PKWY B-153, FERNANDA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
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		