

ELEMENT		CD	CONSTRUCTION		
Floor			1	100	
Recreation	POOL		POOL	100	
Recreation	TENNIS CT		TENNIS CT	100	
Location	CORNER		CORNER	100	
View Lump	PROJECT		PROJECT	100	
Balcony	FOP		FOP	100	
Parking 2	CAR GAR		2 CAR GAR	100	
Bedrooms			2	100	
Bathrooms			2	100	
Oth Rooms			2	100	
Quality 03 Quality Level 03					
DOR CODE 0400 CONDOMINIUM					
MAP NUM MKT AREA 03					
NEIGHBORHOOD/LOC 3017.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,149			1,149	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CONDO	-	100%	-	2025						
HX Base Yr 2025											

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		300,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		300,000
SOH/AGL Deduction		0
ASSESSED VALUE		300,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,278
TOTAL JUST VALUE		300,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/808	10/29/2024	WD	Q	I	01	299,900
GRANTOR: HOLT TERRY & KATHY						
GRANTEE: DONEGAN ROBERT						
2205/1541	6/20/2018	WD	U	I	38	582,600
GRANTOR: MATTHEWS BRIAN & JENN						
GRANTEE: HOLT TERRY & KATHY						

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
4740 GULFSTREAM CT, 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								