UNIT 12
THE COLONY CONDO OR 653/712

FOZMAN PATRICIA A &/CANE CARLOS
4752 GULFSTREAM COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-019C-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	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
0192300		1,149				1991	1991	100	100	0		

1 CONDO – 100% - 2023 HX Base Yr 2023

4752 GULFSTREAM CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

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
2597/0019	10/12/2022	WD	Q	I	01	380,000
GRANTOR: GARRETT DEVELOPMENT L						
GRANTEE: FOZMAN PATRICIA A &						
2373/0982	6/30/2020	WD	Q	I	01	242,500
GRANTOR: HUFENBECHER PATRICIA						
GRANTEE: GARRETT DEVELOPMENT						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS