

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS								NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
01	2300	1,149				1991	1991	100	100	0		VALUATION BY	STANDARD	Tax Group: 8			Tax Dist:										
1 CONDO - 100% - 2022												BUILDING MARKET VALUE				300,000											
HX Base Yr 2022												TOTAL MARKET OB/XF VALUE				0											
												TOTAL LAND VALUE - MARKET				0											
												TOTAL MARKET VALUE				300,000											
												SOH/AGL Deduction				20,534											
												ASSESSED VALUE				279,466											
												TOTAL EXEMPTION VALUE				HX HB 50,722											
												BASE TAXABLE VALUE				228,744											
												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 / V	I / I	RSN CD	SALE PRICE							
												2517/1077		11/30/2021		WD	Q	I	01	317,000							
												GRANTOR: SAPP GEORGE & SAPP GE															
												GRANTEE: PLOTKIN ERIC S															
												2122/1588		5/25/2017		WD	Q	I	01	185,000							
												GRANTOR: BADORF MICHAEL G & SU															
												GRANTEE: SAPP GEORGE & GEORG															
												BUILDING NOTES															
												BUILDING DIMENSIONS															

LAND DESCRIPTION															TOTAL OB/XF									
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								
4736 ST MARC CT, FERNANDINA BEACH																								
TOTALS																								