UNIT 205
SEASIDE RETREAT CONDO
OR 884/972

SPICELAND DAVID J & CHARLENE P
8030 FIRST COAST HIGHWAY #205
FERNANDINA BEACH, FL 32034

2025

00-00-30-0607-0205-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump	N.SOCEAN	N. OCEAN 100
Desirability	3RDFLOOR	3RD FLOOR 100
Balcony	FSP	FSP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	05	Quality Level 05
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 10

NEIGHBORHOOD/LOC 10004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,214			2,214	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0607000		2,214				1999	1999	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

8030 FIRST COAST HWY 205, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,660,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,660,050
SOH/AGL Deduction		161,902
ASSESSED VALUE		1,498,148
TOTAL EXEMPTION VALUE	BX HX HB	55,722
BASE TAXABLE VALUE		1,442,426
TOTAL JUST VALUE		1,660,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,644,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002778	MASTER BED AND BA	310,000	03/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/1998	1/16/2020	WD	Q	I	01	1,220,000
GRANTOR: JACKSON BARBARA G						
GRANTEE: SPICELAND DAVID J &						
2122/1325	5/26/2017	WD	Q	I	01	859,000
GRANTOR: ENOS DOROTHY E ET AL						
GRANTEE: JACKSON BARBARA G						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS