UNIT 902
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

UNGER GORDON & LISA F
3200 HARTRIDGE DR
ALPHARETTA, GA 30022

**2025**

**00-00-31-117C-0902-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 1 100 | 1172300 |
| Recreation | POOL | POOL 100 | |
| Location | INTERIOR | INTERIOR 100 | |
| View | TYPICAL | TYPICAL 100 | |
| Balcony | FOP | FOP 100 | |
| Parking | 2 CAR GAR | 2 CAR GAR 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 3.5 100 | |
| Oth Rooms | | 4 100 | |
| User Defined | ELEVATOR | ELEVATOR 100 | |
| User Defined | FIREPLACE | FIREPLACE 100 | |
| Quality | 03 | Quality Level 03 | |

| | | | |
|---|---|---|---|
| DOR CODE | 0400 | CONDOMINIUM | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1006.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 2,786 | | | 2,786 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 2,786 | | | | 2007 | 2007 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0

HX Base Yr

1884 CAPE SOUND DR, 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: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 576,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 576,000 |
| SOH/AGL Deduction | 92,847 |
| ASSESSED VALUE | 483,153 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 483,153 |
| TOTAL JUST VALUE | 576,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 570,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2600/0538 | 10/29/2022 | QC | U | I | 11 | 100 |
| GRANTOR: BOOKIN IT SOUTH LLC E | | | | | | |
| GRANTEE: UNGER GORDON & LISA | | | | | | |
| 2203/0238 | 6/05/2018 | QC | U | I | 11 | 100 |
| GRANTOR: UNGER GORDON & LISA F | | | | | | |
| GRANTEE: BOOKIN IT SOUTH LLC | | | | | | |

## 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