UNIT 1002
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

TRUDEL PATRICIA L/E/
2185 WHITE SANDS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-117C-1002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1172300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	POND	POND 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
1		2,786				2007	2007	100	100	0		

1 CONDO – 100% - 2012 HX Base Yr 2012

2185 WHITE SANDS WAY, 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		604,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		604,800
SOH/AGL Deduction		316,948
ASSESSED VALUE		287,852
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		232,130
TOTAL JUST VALUE		604,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C061075	CO ISSUED	0	09/18/2006
20061075	OTHER	0	09/18/2006
20062145	H/AC	3,110	09/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0150	2/22/2019	QC	U	I	11	100
GRANTOR: TRUDEL PATRICIA						
GRANTEE: ARSENEAULT DAVID &						
1529/0207	10/05/2007	WD	Q	I		650,000
GRANTOR: BDA AMELIA LLLP						
GRANTEE: ARSENEAULT PIERRE &						

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