UNIT 1003
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

BALDWIN CAROL A L/E/
2183 WHITE SANDS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-117C-1003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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
1172300		2,786				2007	2007	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

2183 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	0
ASSESSED VALUE	604,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	604,800
TOTAL JUST VALUE	604,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	598,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141390	ROOF	6,980	06/26/2014
20121287	WTR HTR & AC WORK	500	06/29/2012
C061076	CO ISSUED	0	09/18/2006
20061076	OTHER	0	09/18/2006
20062144	H/AC	3,110	09/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/273	11/13/2024	LE	U	I	11	100
GRANTOR: BALDWIN CAROL A						
GRANTEE: BALDWIN ROBERT R JR						
2459/1351	5/06/2021	WD	Q	I	01	550,000
GRANTOR: SALA ROBERT D						
GRANTEE: BALDWIN CAROL A						

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