UNIT 1101
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

FERGUSON FAMILY TRUST/FERGUSON DENNIS J TRUSTEE
2179 WHITE SANDS WAY #1101
FERNANDINA BEACH, FL 32034

2025

00-00-31-117C-1101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	POND	POND 100
Balcony	FOP	FOP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		3 100
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	1,992			1,992	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1172300		1,992				2007	2007	100	100	0		

1 CONDO – 100% - 2023 HX Base Yr 2023

2179 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		529,200
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		529,200
SOH/AGL Deduction		169,633
ASSESSED VALUE		359,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,845
TOTAL JUST VALUE		529,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062151	H/AC	1,996	09/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1211	9/23/2022	WD	Q	I	01	550,000
GRANTOR: BOWDEN FAMILY REVOCAB						
GRANTEE: FERGUSON FAMILY TRU						
2104/0002	2/27/2017	WD	Q	I	01	339,000
GRANTOR: HILL JOHN M & SHARON						
GRANTEE: BOWDEN FAMILY REVOC						

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