

UNIT 1202  
IN OR 2196/1757  
CAPE SOUND ON AMELIA ISLAND

HOGAN JAMES J III REV TRUST/HOGAN JAMES J III TRUS  
1866 SURF SIDE DR  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-117C-1202-0000

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 Def	ELEVATOR		ELEVATOR	100
User Def	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	CONDO	-	100%	-	2017							HX Base Yr 2017

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
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			256,950
ASSESSED VALUE			347,850
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			297,128
TOTAL JUST VALUE			604,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			598,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101870	OTHER	925	10/28/2010
20101543	H/AC	3,422	09/10/2010
20101480	REMODEL	2,500	09/01/2010
20101454	REMODEL	3,000	08/31/2010
20101271	REMODEL	87,125	08/04/2010
20062154	H/AC	3,110	09/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1757	4/30/2018	QC	U	I	11	100
GRANTOR: HOGAN JAMES J III						
GRANTEE: JAMES J HOGAN III R						
2023/1558	1/15/2016	WD	Q	I	01	369,000
GRANTOR: GEORGE RONALD D & TER						
GRANTEE: HOGAN JAMES J III						

EXTRA FEATURES																							
L N	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							
1866 SURF SIDE DR, FERNANDINA BEACH																							

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

BUILDING NOTES												

BUILDING DIMENSIONS												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	