UNIT 1204
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

PINETTE-HYLKA AMY E LIV TRUST/PINETTE-HYLKA AMY E
205 QUARK CT
BATAVIA, IL 60510

2025

00-00-31-117C-1204-0000

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 – 0% - 0

HX Base Yr

1862 SURF SIDE 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	529,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	529,200
SOH/AGL Deduction	69,546
ASSESSED VALUE	459,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,654
TOTAL JUST VALUE	529,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	523,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141158	MTLROOF	7,480	06/02/2014
20101866	OTHER	950	10/28/2010
20101754	ELEC OTHER	1,312	10/12/2010
20101715	FIRE SPRNK	1,725	09/30/2010
20101541	H/AC	3,422	09/10/2010
20101478	REMODEL	2,500	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2290/0832	7/05/2019	WD	Q	I	01	374,000
GRANTOR: BIRD TERRY & BONITA L						
GRANTEE: AMY E PINETTE-HYLKA						
2205/0653	6/11/2018	WD	U	I	11	100
GRANTOR: BIRD TERRY B & BONITA						
GRANTEE: BIRD TERRY B AND BI						

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