UNIT 1603
IN OR 2139/75
CAPE SOUND ON AMELIA ISLAND

MCVEIGH CURTIS WILLARD JR & STEPHANIE GAYLE
6318 BROOKS CIRCLE
BLACKSHEAR, GA 31516

2025

00-00-31-117C-1603-0000

NASSAU COUNTY PROPERTY

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 CONDO – 0% - 2024		2,786				2007	2007	100	100	0		

HX Base Yr

2175 SURF SIDE DR, FERNANDINA BEACH

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

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
20101886	OTHER	720	10/28/2010
20101773	NEW CONSTR	6,000	10/14/2010
20101599	H/AC	3,373	09/15/2010
20101497	REMODEL	2,500	09/01/2010
20101289	REMODEL	87,125	08/04/2010
20081726	REPAIR/RRF	15,000	11/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1488	8/14/2023	WD	Q	I	01	705,000
GRANTOR: PAYSOUR CHRIS E & CAT						
GRANTEE: MCVEIGH CURTIS WILL						
2139/0075	8/01/2017	WD	Q	I	01	372,500
GRANTOR: HARTMAN ALAN C & PENN						
GRANTEE: PAYSOUR CHRIS E & C						

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