

UNIT 1604
 CAPE SOUND ON AMELIA ISLAND
 CONDO OR 1332/1022

SHAW JOHN CHARLES & DEBORAH
 2177 SURF SIDE DR
 FERNANDINA BEACH, FL 32034

2025

00-00-31-117C-1604-0000

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		3.5 100
Oth Rooms		4 100
User Defined	ELEVATOR	ELEVATOR 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	2,404	2,404

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
1	CONDO	-	100%	-	2022							HX Base Yr 2022					
2177 SURF SIDE DR, FERNANDINA BEACH																	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
L	OB/XF	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
TOTAL OB/XF 0																	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		567,000			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		0			
TOTAL MARKET VALUE		567,000			
SOH/AGL Deduction		142,199			
ASSESSED VALUE		424,801			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		374,079			
TOTAL JUST VALUE		567,000			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		560,700			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20101887	OTHER	720	10/28/2010		
20101774	NEW CONSTR	6,000	10/14/2010		
20101600	H/AC	3,302	09/15/2010		
20101498	REMODEL	2,000	09/01/2010		
20101290	REMODEL	87,125	08/04/2010		
20081727	REPAIR/RRF	15,000	11/20/2008		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2506/0343	10/19/2021	WD Q	I	01	599,000
GRANTOR: BENNETT GREG A & PAME					
GRANTEE: SHAW JOHN CHARLES &					
1744/1307	6/22/2011	WD U	I	11	265,000
GRANTOR: CAPE SOUND CONDOMINIUM					
GRANTEE: BENNETT GREG A & PA					
BUILDING NOTES					
BUILDING DIMENSIONS					

LAND DESCRIPTION										TOTAL OB/XF														
L	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
REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																								