UNIT 5
MIRAMAR BEACH TOWNHOMES
OR 1664/118

ITG PROPERTIES LLC
1208 NEW CASTLE ST #102
BRUNSWICK, GA 31520

2025

00-00-31-1461-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		0 100
Location	EXTERIOR	EXTERIOR 100
View Lumtd	OCEAN	LMTD OCEAN 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Parking	GARAGE	GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1107.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,810			1,810	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0355000		1,810				1989	2007	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1943 S FLETCHER AVE, 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	675,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	675,000
SOH/AGL Deduction	0
ASSESSED VALUE	675,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	675,000
TOTAL JUST VALUE	675,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	707,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/1577	4/28/2021	WD	Q	I	01	575,000
GRANTOR: SUMMER HILL PLACE LLC						
GRANTEE: ITG PROPERTIES LLC						
1854/0988	4/29/2013	WD	Q	I	02	269,000
GRANTOR: SEASCAPE OF AMELIA LL						
GRANTEE: SUMMER HILL PLACE L						

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