UNIT A
SAIL INN CONDO OR 1509/1510

VITALE JOSEPH/PROULX-VITALE SUZANNE Y
70 STERLING BIRCH PATH, PO BOX 478
MURPHY, NC 28906

2025

00-00-31-1661-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
View Lumpt	PART BEACH	PART BEACH 100
Desirability	2ND FLOOR	2ND FLOOR 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
User Defined	REHAB 2007	REHAB 2007 100
User Defined	SOUTHSIDE	SOUTHSIDE 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1103.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	946			946	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0166100		946				1950	2007	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

1631 S FLETCHER AVE A, 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	317,100
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	317,100
SOH/AGL Deduction	0
ASSESSED VALUE	317,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,100
TOTAL JUST VALUE	317,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1367	6/27/2025	WD	Q	I	01	385,000
GRANTOR: LEITCH JAMES T &						
GRANTEE: VITALE JOSEPH						
2613/0949	1/13/2023	WD	Q	I	01	380,000
GRANTOR: GARNER TIMOTHY C & KA						
GRANTEE: LEITCH JAMES T & CA						

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