UNIT 5 (A/K/A 1105)
IN OR 1973/1385
OCEAN PLACE @ SUMMER BEACH

BEACH BOSS LLC
283 RIDGE WAY
SIMPSONVILLE, SC 29680

**2025**

**00-SB-30-152P-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 1 100 | 1527100 |
| Recreation | POOL | POOL 100 | |
| Recreation | TENNIS CT | TENNIS CT 100 | |
| Location | END | END 100 | |
| View Lump Sum | OCEAN | OCEAN 100 | |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 | |
| Balcony | FOP/PATIO | FOP/PATIO 100 | |
| Parking | OPEN | OPEN 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 3 100 | |
| Oth Rooms | | 2 100 | |
| Quality | 04 | Quality Level 04 | |
| DOR CODE | 0400 | CONDOMINIUM | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3025.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 1,739 | | | 1,739 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1,739 | | | | 1997 | 1997 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

4776 AMELIA ISLAND PKWY 5, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 1,377,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,377,000 |
| SOH/AGL Deduction | 297,958 |
| ASSESSED VALUE | 1,079,042 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,079,042 |
| TOTAL JUST VALUE | 1,377,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,287,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1973/1385 | 4/10/2015 | WD | Q | I | 01 | 680,000 |
| GRANTOR: SEA BISCUIT REAL ESTA | | | | | | |
| GRANTEE: BEACH BOSS LLC | | | | | | |
| 1009/1050 | 9/26/2001 | WD | Q | I | | 625,000 |
| GRANTOR: PICHULO PHILIP E & PA | | | | | | |
| GRANTEE: SEA BISCUIT REAL ES | | | | | | |

## 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 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS