UNIT 55 (A/K/A 2405)
IN OR 1871/624
OCEAN PLACE @ SUMMER BEACH

SOLOMON REGINA F & BOBBY G
8346 SANCTUARY LN
FERNANDINA BEACH, FL 32034

**2025**

**00-SB-30-152P-0055-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 4 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | END | END 100 |
| View Lump Sum | OCEAN | OCEAN 100 |
| Desirability | 4TH FLOOR | 4TH 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1527100 | | 1,739 | | | | 1997 | 1997 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

4776 AMELIA ISLAND PKWY 55, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 1,514,700 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,514,700 |
| SOH/AGL Deduction | 327,754 |
| ASSESSED VALUE | 1,186,946 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,186,946 |
| TOTAL JUST VALUE | 1,514,700 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,415,700 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1871/0624 | 8/02/2013 | WD | Q | I | 02 | 805,000 |
| GRANTOR: DUNCKEL DARYL E & TAM | | | | | | |
| GRANTEE: SOLOMON REGINA F & | | | | | | |
| 1746/1791 | 6/17/2011 | WD | U | I | 11 | 100 |
| GRANTOR: DUNCKEL DARYL | | | | | | |
| GRANTEE: DUNCKEL DARYL E & T | | | | | | |

## 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