UNIT 102 (A/K/A 3702)
OCEAN PLACE @ SUMMER BEACH
CONDO OR 818/1805

TOOTHMAN DONALD EUGENE & KIMBERLY LANNAN
18307 BOWSPRIT POINTE RD
CORNELIUS, NC 28031

**2025**

**00-SB-30-152P-0102-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 7 100 | 1527100 |
| Recreation | POOL | POOL 100 | |
| Recreation | TENNIS CT | TENNIS CT 100 | |
| Location | INTERIOR | INTERIOR 100 | |
| View Lump Su | OCEAN | OCEAN 100 | |
| Desirability | 7TH FLOOR | 7TH FLOOR 100 | |
| Balcony | FOP/PATIO | FOP/PATIO 100 | |
| Parking | OPEN | OPEN 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 2 100 | |
| 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 | 1,341 | | | 1,341 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 CONDO – 0% - 2025 | | 1,341 | | | | 1997 | 1997 | 100 | 100 | 0 | | |

HX Base Yr

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

4776 AMELIA ISLAND PKWY 102, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 1,183,200 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,183,200 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,183,200 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,183,200 |
| TOTAL JUST VALUE | 1,183,200 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,180,800 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21654 | HURRICANE SHUTTER | 7,287 | 07/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2695/82 | 2/20/2024 | WD | Q | I | 01 | 1,275,000 |
| GRANTOR: BOARDMAN CARTER B IRR | | | | | | |
| GRANTEE: TOOTHMAN DONALD EUG | | | | | | |
| 1425/1983 | 7/06/2006 | WD | Q | I | | 900,000 |
| GRANTOR: HILL ROBERT A SR & | | | | | | |
| GRANTEE: BOARDMAN ANN CARTER | | | | | | |

## 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