UNIT 103
SAILMAKER AT SUMMER BEACH CLUB
OR 493/162

EXECUTIVE PLAZA LLC
PO BOX 1912
CALHOUN, GA 30703

2025

00-SB-30-1900-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1900000
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	OCEAN	OCEAN 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
User Defined	REMODEL	REMODEL 100	
Quality	04	Quality Level 04	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,117			1,117	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 0% - 2024		1,117				1986	1986	100	100	0		

HX Base Yr

5010 SUMMER BEACH BLVD 103, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	744,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	744,000
SOH/AGL Deduction	0
ASSESSED VALUE	744,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	744,000
TOTAL JUST VALUE	744,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	736,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310965	REPAIR/RRF	3,611	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2650/1106	6/28/2023	WD	Q	I	01	860,000
GRANTOR: MCGOHAN TODD & STACEY						
GRANTEE: EXECUTIVE PLAZA LLC						
2500/0434	9/24/2021	WD	U	I	11	100
GRANTOR: PARMELEE DAVID R & NA						
GRANTEE: MCGOHAN TODD & STAC						

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