

UNIT 305
IN OR 1937/177
SAILMAKER AT SUMMER BEACH CLUB

STACKHOUSE JAMES R & ERIN ELIZABETH
415 BEACHSIDE PLACE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1900-0305-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY				
Floor		2 100	1900000		1,346				1986	1986	100	100	0		VALUATION BY	STANDARD			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												Tax Group: 8	Tax Dist:			
Location	INTERIOR	INTERIOR 100													BUILDING MARKET VALUE	585,000			
View	POOL	POOL 100													TOTAL MARKET OB/XF VALUE	0			
Balcony	FOP/PATIO	FOP/PATIO 100													TOTAL LAND VALUE - MARKET	0			
Parking	OPEN	OPEN 100													TOTAL MARKET VALUE	585,000			
Bedrooms		3 100													SOH/AGL Deduction	18,393			
Bathrooms		3 100													ASSESSED VALUE	566,607			
Oth Rooms		2 100													TOTAL EXEMPTION VALUE	0			
HX Base Yr																			
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	1,346			1,346															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23170	REMODEL	2,731	01/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1937/0177	9/04/2014	WD	Q	I	01	323,000
GRANTOR: RATHER BE HERE LLC						
GRANTEE: STACKHOUSE JAMES R						
1642/1221	10/02/2009	WD	Q	I	02	225,000
GRANTOR: HUTTO BARBARA E						
GRANTEE: RATHER BE HERE LLC						

EXTRA FEATURES															BLD DATE	LGL DATE			
L N	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	INC DATE	LAND DATE	AG DATE
5010 SUMMER BEACH BLVD 305, FERNANDINA BEACH																			

BUILDING NOTES														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING DIMENSIONS														