

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		1 100	1900000		1,117				1986	1986	100	100	0		VALUATION BY	STANDARD			
Recreation	POOL	POOL 100	1 CONDO - 0% - 2024												Tax Group: 8	Tax Dist:			
Location	INTERIOR	INTERIOR 100													BUILDING MARKET VALUE	496,000			
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	496,000			
Bedrooms		2 100													SOH/AGL Deduction	0			
Bathrooms		2 100													ASSESSED VALUE	496,000			
Oth Rooms		2 100													TOTAL EXEMPTION VALUE	0			
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																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013938	REMODEL KITCHEN,M	70,000	12/18/2024
B0310936	REPAIR/RRF	2,000	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1036	2/28/2023	WD	Q	I	01	625,000
GRANTOR: LAUTZ RICHARD A & LUC						
GRANTEE: MIKAELIAN MARK A &						
2192/1177	4/16/2018	QC	U	I	11	100
GRANTOR: LAUTZ LUCINDA H						
GRANTEE: LAUTZ RICHARD A & L						

EXTRA FEATURES															BLD DATE	XF DATE	LGL DATE	LAND DATE	AG 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			
5010 SUMMER BEACH BLVD 402, FERNANDINA BEACH																			

BUILDING NOTES																

BUILDING DIMENSIONS																

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