



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
Floor		1 100	1900000		1,325				1986	1986	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 2024											
Location	END	END 100											HX Base Yr	
View	POOL	POOL 100												
Balcony FOP/PATIO		FOP/PATIO 100												
Parking	OPEN	OPEN 100												
Bedrooms		3 100												
Bathrooms		2 100												
Oth Rooms		2 100												
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	1,325			1,325										

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		582,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		582,000
SOH/AGL Deduction		0
ASSESSED VALUE		582,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		582,000
TOTAL JUST VALUE		582,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012089	WINDOWS	15,513	08/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/546	9/14/2023	WD	Q	I	01	725,400
GRANTOR: BIERDEN PETER & BARBA						
GRANTEE: CHAPIN SCOTT J & CH						
2286/0184	6/26/2019	WD	Q	I	01	476,500
GRANTOR: RUTMAN CHARLES & AUDR						
GRANTEE: BIERDEN PETER & BAR						

EXTRA FEATURES																
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 403, 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV