

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		2 100	1900000		1,346				1986	1986	100	100	0				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr			
Location	INTERIOR	INTERIOR 100															
View	POOL	POOL 100															
Balcony	FOP/PATIO	FOP/PATIO 100															
Parking	OPEN	OPEN 100															
Bedrooms		3 100															
Bathrooms		3 100															
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			1,346		1,346												

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	585,000
BUILDING MARKET VALUE	Tax Dist:	0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		585,000
SOH/AGL Deduction		18,393
ASSESSED VALUE		566,607
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		566,607
TOTAL JUST VALUE		585,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008232	REMODEL	26,378	10/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1181	12/16/2019	WD	Q	I	01	430,000
GRANTOR: MILLAR ROY D & ANN M						
1892/1650	12/10/2013	WD	Q	I	02	315,000
GRANTOR: STROUD SEAN						
GRANTEE: MILLAR ROY D & ANN						

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 408, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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