

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS									
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		1,385				1986	1986	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
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		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	1,385			1,385											

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VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 8	Tax Dist:				
BUILDING MARKET VALUE				602,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				602,000	
SOH/AGL Deduction				11,968	
ASSESSED VALUE				590,032	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				590,032	
TOTAL JUST VALUE				602,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				599,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000961	REMODEL	13,697	02/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0222	10/15/2018	WD	Q	I	01	465,000
GRANTOR: EMV INVESTMENTS LLC						
GRANTEE: COX THOMAS LEE & LI						
1831/1555	12/21/2012	WD	U	I	11	100
GRANTOR: CATES CHRISTOPHER U &						
GRANTEE: EMV INVESTMENTS LLC						

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 409, FERNANDINA BEACH																

BLD DATE		LGL DATE	
XF DATE	INC 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