UNIT 612
IN OR 2009/1936
SAILMAKER AT SUMMER BEACH CLUB

ADAMS & COCHRAN PROPERTIES LTD
6818 N MAIN ST
JACKSONVILLE, FL 32208

2025

00-SB-30-1900-0612-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100 1900000
Recreation	POOL	POOL 100
Location	END	END 100
View	ANGLE OCEA	ANGLE OCEA 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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 0% - 0		1,385				1986	1986	100	100	0		

HX Base Yr

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

5010 SUMMER BEACH BLVD 612, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	872,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	872,900
SOH/AGL Deduction	76,356
ASSESSED VALUE	796,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	796,544
TOTAL JUST VALUE	872,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	868,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2009/1936	10/19/2015	WD	Q	I	01	550,000
GRANTOR: ZINN DAVID DR MD						
GRANTEE: ADAMS & COCHRAN PRO						
1082/0335	9/23/2002	WD	Q	I	06	262,500
GRANTOR: KELLY PHILIP & ROY MI						
GRANTEE: ZINN DAVID DR MD						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS