UNIT 2A
IN OR 1798/1206 & OR 1839/1256
& OR 1839/1259 & OR 1839/1262

CHAPMAN JAMES R & PATRICIA L ET AL/DUNHAM MARK ROB
5609 CHAMPION CREEK BLVD
MEDINA, OH 44256

2025

00-SB-30-194D-002A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	FLAT NORTH	FLAT NORTH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 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	1,889			1,889	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1943100		1,889				1996	1996	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

5136 SEA CHASE DR 1, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,277,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,277,000
SOH/AGL Deduction	136,466
ASSESSED VALUE	1,140,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,140,534
TOTAL JUST VALUE	1,277,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,182,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004043	REMODEL	70,000	03/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/1262	1/22/2013	WD	U	I	30	100
GRANTOR: DUNHAM MARK ROBERT &						
GRANTEE: DUNHAM MARK ROBERT						
1839/1259	1/22/2013	WD	U	I	30	100
GRANTOR: DUNHAM JOHN ANDREW &						
GRANTEE: DUNHAM JOHN ANDREW						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS