BLDG 5 UNIT 5B
THE VILLAS @ SUMMER BEACH
CONDO PHASE 2 OR 1186/223

REID CAROL A
PO BOX 6405
GREENVILLE, SC 29606

2025

00-SB-30-225V-0005-05B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	UPPER FLAT	UPPER FLAT 100
Balcony	ENCL PORCH	ENCL PORCH 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
User Defined	ELEVATOR	ELEVATOR 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,908			1,908	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2258300		1,908				2003	2003	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

95121 AMALFI DR 5B, 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	609,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	609,000
SOH/AGL Deduction	89,245
ASSESSED VALUE	519,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	519,755
TOTAL JUST VALUE	609,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216271	OTHER	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1718	7/31/2020	WD	Q	I	01	430,000
GRANTOR: HOPGOOD JOHN KEITH &						
GRANTEE: REID CAROL A						
1994/1678	7/20/2015	WD	Q	I	01	345,000
GRANTOR: SAKURAI ERIC & GAIL						
GRANTEE: HOPGOOD JOHN KEITH						

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