BLDG 5 UNIT 6C
IN OR 2095/1978
THE VILLAS @ SUMMER BEACH

DEABLER RONALD O
95121 AMALFI DR 6C
FERNANDINA BEACH, FL 32034

**2025**

**00-SB-30-225V-0005-06C0**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View Lump Sum | TYPICAL | TYPICAL 100 |
| Desirability | TOWNHOUSE | TOWNHOUSE 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | ATT GARAGE | ATT GARAGE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Oth Rooms | | 2 100 |
| User Defined | FIREPLACE | FIREPLACE 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 | 2,093 | | | 2,093 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2258300 | | 2,093 | | | | 2003 | 2003 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2024 HX Base Yr 2024

95121 AMALFI DR 6C, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 624,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 624,000 |
| SOH/AGL Deduction | | 12,774 |
| ASSESSED VALUE | | 611,226 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 560,504 |
| TOTAL JUST VALUE | | 624,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 594,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25404 | REMODEL | 10,400 | 12/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2095/1978 | 1/10/2017 | QC | U | I | 11 | 100 |
| GRANTOR: DEABLER KRISTY A | | | | | | |
| GRANTEE: DEABLER RONALD O | | | | | | |
| 1896/1843 | 12/30/2013 | WD | Q | I | 02 | 360,000 |
| GRANTOR: QUINLAN THOMAS M & MA | | | | | | |
| GRANTEE: DEABLER RONALD O & | | | | | | |

## 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