



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100		8314021		1,166				1974	1974	100	100	0			
Recreation	POOL	POOL 100		1 CONDO - 0% - 0													
Recreation	TENNIS CRT	TENNIS CRT 100												HX Base Yr			
Location	INTERIOR	INTERIOR 100															
View	GC/OCEAN	GC/OCEAN 100															
Balcony	FOP/PATIO	FOP/PATIO 100															
Parking	OPEN	OPEN 100															
Bedrooms		2 100															
Bathrooms		2 100															
Oth Rooms		2 100															
User Defined	REMODEL	REMODEL 100															
Quality 03 Quality Level 03																	
DOR CODE 0400 CONDOMINIUM																	
MAP NUM MKT AREA 10																	
NEIGHBORHOOD/LOC 10008.00																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS	1,166			1,166													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		895,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		895,000
SOH/AGL Deduction		31,181
ASSESSED VALUE		863,819
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		863,819
TOTAL JUST VALUE		895,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		890,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20695	REMODEL	80,000	10/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1892	10/30/2020	WD U		I	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: AIP CONDO RENTALS L						
2382/1861	8/07/2020	WD Q		I	01	749,000
GRANTOR: ELLIS JOHN W & CAROL						
GRANTEE: OMNI AMELIA ISLAND						

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
1027 CAPTAINS COURT DR, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL 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
0																								