UNIT 107
SEASIDE RETREAT CONDO
OR 849/543-616

HILL FAMILY LIVING TRUST/HILL STEPHEN J TRUSTEE
2646 BIRCH HARBOR LANE
WEST BLOOMFIELD, MI 48324

2026

00-00-30-0607-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump	N.OCEAN	N. OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FSP	FSP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	05	Quality Level 05

DOR CODE	0400 CONDOMINIUM
MAP NUM	
MKT AREA	10
NEIGHBORHOOD/LOC	10004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,214			2,214	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0607000		2,214				1999	1999	100	100	0		

1 CONDO 0% - 2024 HX Base Yr

8030 FIRST COAST HWY 107, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,564,125
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,564,125
SOH/AGL Deduction	0
ASSESSED VALUE	1,564,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,564,125
TOTAL JUST VALUE	1,564,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,699,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/357	7/24/2023	WD	Q	I	01	2,200,000
GRANTOR: HENDRICKS SCOT R & JI						
GRANTEE: HILL FAMILY LIVING						
2347/0027	3/12/2020	LE	U	I	11	100
GRANTOR: HENDRICKS SCOT R & JI						
GRANTEE: HENDRICKS FAMILY TR						

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 07/09/2026 BY SYS