UNIT 109
IN OR 1123/158
SEASIDE RETREAT CONDO

HINTON JUDITH HARRELL LVG TRUST/HINTON JUDITH HARR
8030 FIRST COAST HWY #109
FERNANDINA BEACH, FL 32034

2026

00-00-30-0607-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump	N.SOCEAN	N. OCEAN 100
Desirability	5TH FLOOR	5TH 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 100% - 2007 HX Base Yr 2007

8030 FIRST COAST HWY 109, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,600,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,600,500
SOH/AGL Deduction		705,425
ASSESSED VALUE		895,075
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		838,664
TOTAL JUST VALUE		1,600,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,739,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1123/0158	3/20/2003	WD	Q	I	01	100
GRANTOR: HINTON JUDY HARRELL						
GRANTEE: HINTON JUDITH H TRU						
1084/1191	10/02/2002	WD	U	I	12	885,000
GRANTOR: KAYWORK EDWARD L & MA						
GRANTEE: HINTON JUDY HARRELL						

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