UNIT 201
IN OR 903/673
SEASIDE RETREAT CONDO

GOAT FAMILY LIVING TRUST/GOAT STEPHEN R TRUSTEE
8030 FIRST COAST HIGHWAY #201
FERNANDINA BEACH, FL 32034

2026

00-00-30-0607-0201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump	N.SOCEAN	N. OCEAN 100
Desirability	1ST FLOOR	1ST 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% - 2025 HX Base Yr

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

8030 FIRST COAST HWY 201, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,455,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,455,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,455,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,455,000
TOTAL JUST VALUE	1,455,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,581,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/46	1/30/2024	WD	Q	I	01	1,700,000
GRANTOR: JOHNSON TODD E & JODI						
GRANTEE: GOAT FAMILY LIVING						
0903/0673	10/13/1999	WD	Q	I		515,071
GRANTOR: GEORGE HENRY H & NANC						
GRANTEE: JOHNSON TODD & JODI						

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