UNIT 1103
IN OR 2205/277
CAPE SOUND ON AMELIA ISLAND

EXETER CAPITAL MANAGEMENT LLC/DEFINED BENEFIT PENS
1307 NORWALK LN APT 205
AUSTIN, TX 78703

2026

00-00-31-117C-1103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	POND	POND 100
Balcony	FOP	FOP 100
Parking	2 CAR GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		4 100
User Defined	ELEVATOR	ELEVATOR 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	03	Quality Level 03

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,786			2,786	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1172300		2,786				2007	2007	100	100	0		

1 CONDO 0% - 0 HX Base Yr

2175 WHITE SANDS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	543,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	543,900
SOH/AGL Deduction	0
ASSESSED VALUE	543,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	543,900
TOTAL JUST VALUE	543,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	604,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062149	H/AC	3,110	09/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2205/0277	6/11/2018	QC	U	I	11	100
GRANTOR: BLATT JEFF T ET AL						
GRANTEE: EXETER CAPITAL MANA						
2199/1780	5/21/2018	QC	U	I	11	270,000
GRANTOR: BLATT JEFF T						
GRANTEE: EXETER CAPITAL MANA						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS