UNIT 1301
IN OR 1732/951
CAPE SOUND ON AMELIA ISLAND

MALEY DONALD R & VICKIE R
1856 SURF SIDE DRIVE
FERNANDINA BEACH, FL 32034-0405

2026

00-00-31-117C-1301-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1172300
Recreation	POOL	POOL 100	
Location	END	END 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	
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	2,404			2,404	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		2,404				2007	2007	100	100	0		

1 CONDO 100% - 2013 HX Base Yr 2013

1856 SURF SIDE DR, 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		510,300
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		510,300
SOH/AGL Deduction		257,938
ASSESSED VALUE		252,362
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,951
TOTAL JUST VALUE		510,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101875	OTHER	715	10/28/2010
20101587	H/AC	3,302	09/15/2010
20101482	REMODEL	2,500	09/01/2010
20101457	REMODEL	3,000	08/31/2010
20101274	REMODEL	87,125	08/04/2010
20081714	GARAGE	3,000	11/19/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1732/0951	3/17/2011	WD	U	I	11	269,900
GRANTOR: CAPE SOUND CONDOMINIU						
GRANTEE: MALEY DONALD R & VI						
1687/1924	7/13/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CAPE SOUND CONDOMIN						

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