UNIT 1504
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

HORSCH JAMES C/MACQUEEN KAREN L TRUST
3361 HIDDEN RIDGE DR
DEWITT, MI 48820

**2026**

**00-00-31-117C-1504-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| 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 | | 2.5 100 |
| Oth Rooms | | 3 100 |
| 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 | 1,992 | | | 1,992 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1172300 | | 1,992 | | | | 2007 | 2007 | 100 | 100 | 0 | | |

1 CONDO 0% - 0 HX Base Yr

1830 SURF SIDE DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 476,700 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 476,700 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 476,700 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 476,700 |
| TOTAL JUST VALUE | 476,700 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 529,200 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20101880 | OTHER | 840 | 10/28/2010 |
| 20101747 | MECH OTHER | 1,725 | 10/12/2010 |
| 20101750 | ELEC OTHER | 1,741 | 10/12/2010 |
| 20101592 | H/AC | 2,370 | 09/15/2010 |
| 20101494 | REMODEL | 2,000 | 09/01/2010 |
| 20101468 | REMODEL | 3,000 | 08/31/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2839/1389 | 1/07/2026 | WD | Q | I | 01 | 515,000 |
| GRANTOR: MITCHELL BRIAN H & AN | | | | | | |
| GRANTEE: HORSCH JAMES C | | | | | | |
| 1726/0454 | 2/23/2011 | WD | U | I | 11 | 249,900 |
| GRANTOR: CAPE SOUND CONDOMINIU | | | | | | |
| GRANTEE: MITCHELL BRIAN H & | | | | | | |

## 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