UNIT 32 (A/K/A 1702)
IN OR 1893/1418
OCEAN PLACE @ SUMMER BEACH

TEAM ASA LLC
513 PALM HARBOR RD
ST SIMONS ISLAND, GA 31522

**2026**

**00-SB-30-152P-0032-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 7 100 | 1527100 |
| Recreation | POOL | POOL 100 | |
| Recreation | TENNIS CT | TENNIS CT 100 | |
| Location | INTERIOR | INTERIOR 100 | |
| View Lump Su | OCEAN | OCEAN 100 | |
| Desirability | 7TH FLOOR | 7TH FLOOR 100 | |
| Balcony | FOP/PATIO | FOP/PATIO 100 | |
| Parking | OPEN | OPEN 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 2 100 | |
| Oth Rooms | | 2 100 | |
| Quality | 04 | Quality Level 04 | |

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3025.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 1,341 | | | 1,341 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 CONDO | 0% - 0 | 1,341 | | | | 1997 | 1997 | 100 | 100 | 0 | | |

HX Base Yr

4776 AMELIA ISLAND PKWY 32, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 1,088,400 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,088,400 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,088,400 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,088,400 |
| TOTAL JUST VALUE | 1,088,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,183,200 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1893/1418 | 12/12/2013 | WD | Q | I | 02 | 625,000 |
| GRANTOR: MUHLEMAN D MAX & JEAN | | | | | | |
| GRANTEE: TEAM ASA LLC | | | | | | |
| 1048/1737 | 4/10/2002 | WD | Q | I | | 610,000 |
| GRANTOR: BENNETT H CRAIG | | | | | | |
| GRANTEE: MUHLEMAN D MAX & JE | | | | | | |

## 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