BLDG 7 UNIT 2C
THE VILLAS @ SUMMER BEACH
CONDO PHASE 2 OR 1186/223

GUFFEE FAMILY REVOCABLE TRUST/GUFFEE CHARLES D TRU
104 ABBEY ROAD
WINCHESTER, VA 22602

2026

00-SB-30-225V-0007-02C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	04	Quality Level 04

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,093			2,093	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2258300		2,093				2003	2003	100	100	0		

1 CONDO 0% - 2024 HX Base Yr

95132 AMALFI DR 2C, 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: 8	Tax Dist:
BUILDING MARKET VALUE	543,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	543,000
SOH/AGL Deduction	0
ASSESSED VALUE	543,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	543,000
TOTAL JUST VALUE	543,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	624,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007945	ADD COM BD	2,283	07/18/2025
B240012081	INTERIOR REMODEL	60,000	10/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645013294	4/24/2026	WD	U	I	11	100
GRANTOR: GUFFEE CHARLES D & CR						
GRANTEE: GUFFEE FAMILY REVOC						
2681/1594	11/24/2023	WD	Q	I	01	725,000
GRANTOR: KNIGHT RONALD & CLARE						
GRANTEE: GUFFEE CHARLES D &						

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