VILLA UNIT 1031
IN OR 1805/1926
CAPTAINS COURT VILLAS

COGAN CHRISTOPHER P & MYUNG
185 VIRGINIA AV
ATHENS, GA 30601

2026

01-6N-29-V14A-1031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CRT	TENNIS CRT 100
Location	END	END 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,166			1,166	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8314021		1,166				1974	1974	100	100	0		

1 CONDO 0% - 0 HX Base Yr

1031 CAPTAINS COURT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	779,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	779,000
SOH/AGL Deduction	0
ASSESSED VALUE	779,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	779,000
TOTAL JUST VALUE	779,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	895,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P993277	REMODEL	3,500	02/01/1999
M0395	H/AC	1,300	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1805/1926	7/25/2012	WD	U	I	30	75,000
GRANTOR: COGAN JERRY A TRUSTEE						
GRANTEE: COGAN CHRISTOPHER P						
1462/0359	11/29/2006	WD	Q	I	01	100
GRANTOR: COGAN JERRY ALBERT JR						
GRANTEE: COGAN JERRY A TRUST						

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