LOT 2
DECLARATION ESMT OR 637/113
ESMT PT OR 1773/1210

LEVY RICHARD L & KINDA G/SOUND POINT PLACE LLC
1460 PATTON DRIVE
BOULDER, CO 80303

2026

03-6N-29-0SP2-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	34,380
TOTAL LAND VALUE - MARKET	1,610,000
TOTAL MARKET VALUE	1,644,380
SOH/AGL Deduction	0
ASSESSED VALUE	1,644,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,644,380
TOTAL JUST VALUE	1,644,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,645,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/1730	2/24/2021	WD	Q	I	01	1,275,000
GRANTOR: OLIN MARK R						
GRANTEE: LEVY RICHARD L & LI						
1259/0259	9/14/2004	WD	Q	I		1,200,000
GRANTOR: COBB JAMES H III						
GRANTEE: OLIN MARK R & JANET						

SOUND POINT PL, FERNANDINA BEACH

BLD DATE		LGL DATE	04/08/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0300	BOAT DCK W	0	0	0	0	2,168.00	SF	20.00	20.00	100	2016	2016	3	75	32,520	
2	0303	FLT DOCK W	0	0	20	10	200.00	SF	13.00	13.00	100	2010	2010	3	52	1,352	
3	0311	WD GANG WY	0	0	20	0	20.00	SF	22.50	22.50	100	2010	2010	3	35	158	
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	500.00	500.00	100	2010	2010	3	35	350	

LAND DESCRIPTION

TOTAL OB/XF 34,380

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
1	000132	C	RES RIVER	0		PUD	0.00	0.00	1.00	LT		1.00	1.15	1.15	1,400,000.00	1,610,000.00	1,610,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,610,000 Market: 0 Agricultural: 0 Common: 1,610,000 PRINTED 07/09/2026 BY SYS