LOT 8
IN OR 662 PG 451
DECLARATION OF COMMON DOCK

GANT DONALD R EST
14 HILLSIDE TERRACE
IRVINGTON, NY 10533

2026

03-6N-29-0SP2-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	12	HARDWOOD 50
Interior Floo	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		7 100
Frame	05	STEEL 100
Stories	2.5	2.5 100
Units		0 100
Quality	02	Quality Level 02

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,310	100	2011	3,310	1,934,373
FGR	843	55	2011	464	271,163
FOP	3,691	30	2011	1,107	646,934
FSP	524	40	2011	210	122,725
FST	220	55	2011	121	70,713
FUS	3,765	100	2011	3,765	2,200,276
SFB	72	80	2011	58	33,896
UOP	1,645	20	2011	329	192,268
TOTALS	14,070			9,364	5,472,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	9,364	378.5472	628.39	5,884,244	2011	2011	0	0	0	7.00	93.00

1 SFR CUST 0% - 2026 Heated Area: 7133 HX Base Yr

16 SOUND POINT PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	5,472,347
TOTAL MARKET OB/XF VALUE	181,595
TOTAL LAND VALUE - MARKET	2,100,000
TOTAL MARKET VALUE	7,753,942
SOH/AGL Deduction	0
ASSESSED VALUE	7,753,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,753,942
TOTAL JUST VALUE	7,753,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,478,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22946	CO ISSUED	0	11/04/2011
E22983	NEW CONSTR	0	10/01/2010
G01545	GAS	1,295	06/01/2010
M15447	H/AC	0	06/01/2010
B23239	SWIM POOL	50,000	01/01/2010
P14087	OTHER	0	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0662/0451	6/29/1992	WD	Q	V		500,000

GRANTOR: AMELIA ISLAND CO

GRANTEE: GANT DONALD & JANE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] 3310$ FUS=[YR=2011] 3765$ SFB= [YR=2011] 72$
FGR=[YR=2011] 843$ FSP=[YR=2011] 524$ FOP=[YR=2011] 3691$
UOP=[YR=2011] 1645$ FST=[YR=2011] 220$.

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	0504	FP-ELECTRI	0	0	0	0	3.00	UT	2,000.00	2,000.00	100	2011	2011	3	93	5,580	
2	1126	CB/STC 8"	0	0	0	0	384.00	SF	8.00	8.00	100	2011	2011	3	90	2,765	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	150,000.00	150,000.00	100	2011	2011	05	90	135,000	
8	0300	BOAT DCK W	0	0	0	0	3,720.00	SF	20.00	20.00	100	1999	1999	3	25	18,600	
9	0322	BOAT LFT L	0	0	0	0	1.00	UT	750.00	750.00	100	1999	1999	3	20	150	
10	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2011	2011	3	100	15,000	
11	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	45	4,500	

LAND DESCRIPTION

TOTAL OB/XF 181,595

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	1.00	1.50	1,400,000.00	2,100,000.00	2,100,000							

REVIEW DATE 08/19/2024 BY DJ Total Acres: 0.00 Total Land Value: 2,100,000 Market: 0 Agricultural: 0 Common: 2,100,000 PRINTED 07/09/2026 BY SYS