

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		2	100
Location	EXTERIOR	EXTERIOR	100
Desirability	PARK AV	PARK AV	100
Parking	OPEN	OPEN	100
Quality	03	Quality Level 03	
DOR CODE	0417	CONDO OFFICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1096.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	0		0

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		2006	2006	100	100	0
SQFT=1716						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			247,104
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			247,104
SOH/AGL Deduction			30,030
ASSESSED VALUE			217,074
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,074
TOTAL JUST VALUE			247,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200100	REMODEL	35,000	10/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0153	1/31/2020	WD	Q	I	01	210,000
GRANTOR: BUCHANAN LAND COMPANY						
GRANTEE: DOGLE ENTERPRISES L						
2293/1440	5/21/2019	QC	U	I	11	100
GRANTOR: PARK & 14TH						
GRANTEE: BUCHANAN LAND COMPA						

EXTRA FEATURES																
L N	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
1416 PARK AV, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV