UNIT 6M &
F/K/A CARPORT UNIT I-13
N/K/A PARKING UNIT I-13

GLUNTZ BARRY M & LAURA H
2350 WINFIELD AVE
ROCKY RIVER, OH 44116

**2023**

**00-00-31-1030-006M-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 6 100 |
| Recreation | POOL | POOL 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View Lump Sum | OCEAN | OCEAN 100 |
| Desirability | 6TH FLOOR | 6TH FLOOR 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | 1 OPEN SPC | 1 OPEN SPC 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| Quality | 03 | Quality Level 03 |

| | | | |
|---|---|---|---|
| DOR CODE | 0400 | CONDOMINIUM | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1065.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1030000 | | 0 | | | | 1974 | 1974 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=1130 HX Base Yr

| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

3350 S FLETCHER AV, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 536,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 536,000 |
| SOH/AGL Deduction | 77,410 |
| ASSESSED VALUE | 458,590 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 458,590 |
| TOTAL JUST VALUE | 536,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 460,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2325/1045 | 12/10/2019 | WD | Q | I | 02 | 399,000 |
| GRANTOR: RENNIE PAUL D & PAULI | | | | | | |
| GRANTEE: GLUNTZ BARRY M & LA | | | | | | |
| 1049/0282 | 4/10/2002 | WD | Q | I | | 310,000 |
| GRANTOR: BOATNER DAVID N & LIB | | | | | | |
| GRANTEE: RENNIE PAUL D & PAU | | | | | | |

## 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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS